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# CITY OF ORLAND HOUSING ELEMENT 2003-2008

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# HOUSING ELEMENT

## 2003-2008

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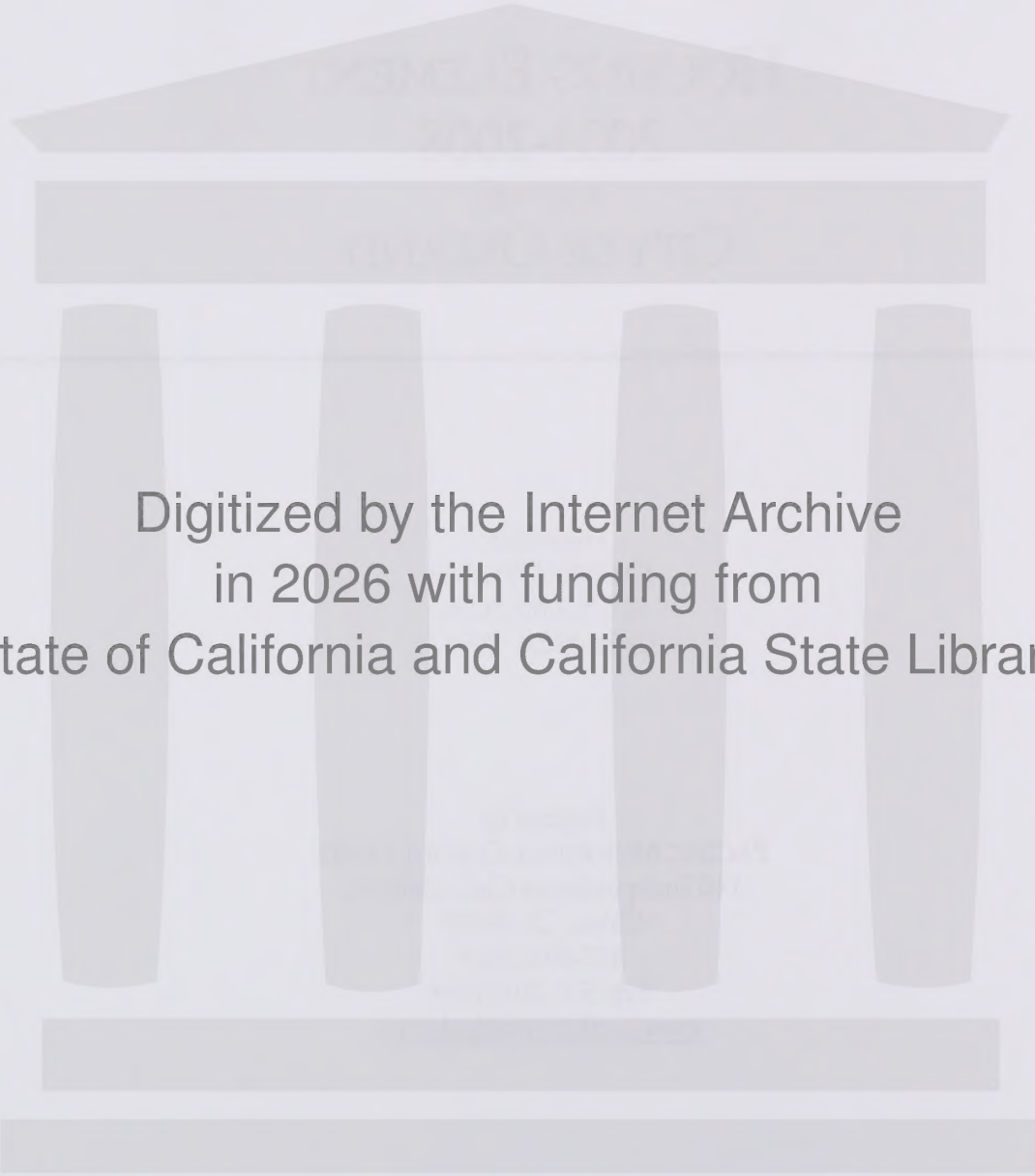
## CITY OF ORLAND

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## 1. INTRODUCTION

Accommodating the housing needs of the State of California is an important goal for the City of Orland, regional, and state agencies. As the population of the state continues to grow and pressure on resources increase, Orland is concerned with providing adequate housing opportunities while maintaining a high standard of living for all citizens in the community.

Recognizing the importance of providing adequate housing, the state has mandated a Housing Element within every General Plan since 1969. This Housing Element (2003-2008) was created in compliance with State General Plan law pertaining to Housing Elements, and was certified by the California Department of Housing and Community Development (HCD) on February 17, 2004.

### 1.1 PURPOSE

The State of California has declared that “the availability of housing is of vital statewide importance and the early attainment of decent housing and a suitable living environment for every California family is a priority of the highest order.” In addition, government and the private sector should make an effort to provide a diversity of housing opportunity and accommodate regional housing needs through a cooperative effort, while maintaining a responsibility toward economic, environmental and fiscal factors and community goals within the general plan.

Further, State Housing Element law requires “An assessment of housing needs and an inventory of resources and constraints relevant to the meeting of these needs.” The law requires the following:

- An analysis of population and employment trends.

- An analysis of the City’s fair share of the regional housing needs.
- An analysis of household characteristics.
- An inventory of land suitable for residential development.
- An analysis of governmental and non-governmental constraints on the improvement, maintenance and development of housing.
- An analysis of special housing needs.
- An analysis of opportunities for energy conservation.
- An analysis of publicly assisted housing developments that may convert to non-assisted housing developments.

The purpose of these requirements is to develop an understanding of the existing and projected housing needs within the community and to set forth policies and schedules promoting the preservation, improvement, and development of diverse housing types available at a range of costs in Orland.

### 1.2 RELATIONSHIP TO OTHER ELEMENTS

State law requires that “...the general plan and elements and parts thereof comprise an integrated, internally consistent, and compatible statement of policies...” The purpose of requiring internal consistency is to avoid policy conflict and provide a clear policy guide for the future maintenance, improvement and development of housing within the City.

This Housing Element is part of the March 2003 update of the Orland General Plan. All elements of the Orland General Plan have been reviewed for consistency and completed in coordination with the Housing Element. Consistency with the Orland General Plan shall be maintained through utilization of the

- \* The purpose of the study is to determine the effect of the study on the general health of the subjects.
- \* The study is a longitudinal study.
- \* The study is a descriptive study.
- \* The study is a comparative study.
- \* The study is a case-control study.
- \* The study is a cohort study.
- \* The study is a cross-sectional study.
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annual review of implementation of Housing Element policies and programs.

## 2. PUBLIC PARTICIPATION

The City of Orland has made a diligent effort to solicit public participation in the formulation of this Housing Element. On September 3, 2003, the Orland Planning Commission conducted a public workshop to which all community members were invited to participate. At the workshop, participants were encouraged to discuss issues related to the provision of housing in Orland. A notice of the workshop was placed in the local newspaper of general circulation, and postings were made at government offices and the public library.

Public participation also included a public review of the Housing Element, which was made available to the community for a review period of 30 days, concurrently with the Initial Study prepared for the Housing Element. Extensive efforts were made to notify all residents of the City of Orland of the availability of the Housing Element for review. These efforts included publication of the notice in the local newspaper of general circulation, and postings at government offices and the public library. The Housing Element was sent to the Glenn County Planning Department, nonprofit organizations and various service providers. A copy was also sent to the California Department of Housing and Community Development (HCD) for its review and comments.





### 3. REVIEW OF PREVIOUS ELEMENT

State law requires the City of Orland to review its Housing Element in order to evaluate:

- 1) “The appropriateness of the housing goals, objectives and policies in contributing to the attainment of the state housing goal.”
- 2) “The effectiveness of the Housing Element in attainment of the community’s housing goals and objectives.”
- 3) “The progress of the city, county, or city and county in implementation of the Housing Element.”

#### 3.1 APPROPRIATENESS

Attainment of the state’s housing goal is approached by passing down gross allocations of housing unit goals to regional governments, which in turn allocate the housing unit goals to counties and cities. The document produced by regional governments that allocates housing unit goals is referred to as the Regional Housing Needs Allocation (RHNA). Due to a lack of state funding, regional governments did not produce a RHNA between 1994 and 1998.

The previous RHNA was prepared in 1991 by the Tri-County Planning Council, composed of Colusa, Glenn and Tehama Counties. The 1991 RHNA set forth a housing goal of 396 units for the City of Orland between 1991 and 1997. Since there was not a RHNA between 1991 and 2001, the 1991 RHNA remained effective through the end of 2000. The current RHNA is discussed in Section 2, Housing Needs Assessment.

#### 3.2 EFFECTIVENESS

The effectiveness of Orland’s 1991-2000 Housing Element, in regards to meeting regional housing needs, can be measured by the level of achievement in the development of new and rehabilitated housing. The level of achievement is simply the actual construction divided by the RHNA goal. However, many uncontrollable factors influence the City’s effectiveness, such as market recessions, available programs available lenders, available developers and the political climate.

According to City building records, there were 310 housing units built in the City between 1991 and 2000 (Table HE-1). In addition to the construction of housing units, the City created housing units through the addition of rehabilitated units (21 units). Overall, the City of Orland was able to achieve approximately 83.6 percent of the 1991-2000 RHNA objective through new construction and rehabilitation. However, the City achieved 137.6 percent of its objective for affordable housing for very-low and low income groups. The City was able to attain only 39.9 percent of its objective for moderate and above-moderate income housing. The economic recession during the first part of the 1991-2000 time period was a major factor in the low attainment rate, as market conditions were not conducive to the production of market rate housing.

## 1. Introduction

The purpose of this report is to provide a comprehensive overview of the current state of the art in the field of artificial intelligence (AI). This report will discuss the various subfields of AI, including machine learning, natural language processing, computer vision, and robotics. It will also explore the challenges and opportunities associated with AI research and development.

The report is organized into several sections. The first section, "Introduction," provides an overview of the field of AI and its history. The second section, "Machine Learning," discusses the various types of machine learning algorithms and their applications. The third section, "Natural Language Processing," explores the challenges of understanding human language and the progress made in this area. The fourth section, "Computer Vision," discusses the challenges of enabling machines to see and understand the visual world. The fifth section, "Robotics," discusses the challenges of enabling machines to interact with the physical world. The final section, "Conclusion," summarizes the key findings of the report and discusses the future of AI research.

## 2. Machine Learning

Machine learning is a subfield of AI that focuses on the development of algorithms that can learn from data and make predictions or decisions based on that data.

The most common types of machine learning algorithms are supervised learning, unsupervised learning, and reinforcement learning. Supervised learning involves training a model on a dataset of labeled examples, so that it can learn to map new inputs to the correct output.

Unsupervised learning involves training a model on a dataset of unlabeled examples, so that it can learn to find patterns or structure in the data. Reinforcement learning involves training a model to learn how to take actions in an environment to maximize a reward.

Machine learning has a wide range of applications, including image recognition, speech recognition, recommendation systems, and fraud detection.

## 3. Natural Language Processing

Natural language processing (NLP) is a subfield of AI that focuses on the development of algorithms that can understand and generate human language. NLP has a wide range of applications, including machine translation, sentiment analysis, and text summarization.

The most common types of NLP algorithms are statistical models, neural networks, and deep learning models. Statistical models use probability theory to model the relationships between words and their meanings. Neural networks are a type of machine learning model that can learn to map inputs to outputs. Deep learning models are a type of neural network that can learn to represent complex patterns in data.



TABLE HE-1  
ORLAND RHNA ACCOMPLISHMENTS  
(1991-2000)

|                         | Very Low<br>and Low<br>Income<br>Groups | Moderate<br>and Above<br>Moderate<br>Income<br>Groups | Total      |
|-------------------------|-----------------------------------------|-------------------------------------------------------|------------|
| New<br>Construction     | 217                                     | 93                                                    | 310        |
| Rehabilitation          | 21                                      | 0                                                     | 21         |
| Preservation            | 0                                       | 0                                                     | 0          |
| <b>Total</b>            | <b>238</b>                              | <b>93</b>                                             | <b>331</b> |
| RHNA Goal               | 173                                     | 233                                                   | 396        |
| Level of<br>Achievement | 137.6%                                  | 39.9%                                                 | 83.6%      |

Sources: City of Orland Building Department, Glenn County Building Department, Orland Housing Element.

## Quantified Objectives and Quantified Programs

In order to evaluate the effectiveness of the 1991-2000 Housing Element, an investigation of the Housing Element Quantified Objectives and Quantified Programs was completed. This investigation examined the past and current status of Objectives and Programs. Tables HE-2 and HE-3 detail the results.

As indicated in Tables HE-2 and HE-3, the City has accomplished some of its objectives and programs, but not others. Reasons for not achieving some of these objectives and goals vary, but there have been two main reasons. One is financial limitations due to limited economic growth and fluctuations in state and federal funding. The other is changes in City government and staff over the years, which has led to a lack of continuity in oversight on housing issues. In a few cases, some issues that seemed important at the time the previous Housing Element was adopted appeared less important later. For example, Program 6.5.A.1 required adoption of relevant portions of the Glenn County Energy Element into the Orland General Plan. No action was taken by the City, in part because energy conservation was not perceived as an urgent issue. However, with the energy crisis that occurred in 2001, this proposed program has become a more significant issue.

### 3.3 PROGRESS OF ORLAND'S HOUSING GOALS AND PROGRAMS

The following provides an overview of Orland's 1991-2000 Housing Element goals, objectives and action programs designed to achieve the City's RHNA goals:

#### 1991-1997 Housing Goals

**Goal 1:** Development, through public and private resources, of sufficient new housing to ensure the availability of safe, affordable housing for all households in Orland.

**Goal 2:** Assurance of choice of housing location for all residents of Orland.

**Goal 3:** Maintenance and improvement of the quality and affordability of the existing housing stock and the neighborhoods in which it is located.

**Goal 4:** Promote equal access to safe and decent housing for all income groups.

**Goal 5:** Promote energy conservation activities in all residential areas.

**Goal 6:** Increase opportunities for special needs groups (elderly, large families, families with female heads of household, farmworkers, disabled and homeless) to obtain adequate housing.





**TABLE HE-2**  
**QUANTIFIED OBJECTIVES AND MEASURABLE PROGRESS**

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>Quantified Objective 6.1:</b></p> <p>Construction of 396 dwellings by 1997 (to include 103 dwellings for very low income category, 70 dwellings for low income category, 87 dwellings for moderate income category, and 136 dwellings for above moderate income category), which equals Orland's regional share.</p>                                                                                                                                                                                                                                                  | <p><i>City Action / Progress:</i></p> <p>Construction of 310 dwelling units in City from 1991-2000. Condition of state economy during first half of time period led to slowdown in construction, contributing to shortfall. Uncertain economic conditions may slow down housing construction in Orland for current Housing Element planning period, but upsurge in housing demand in recent years may continue and counteract any potential downward trend.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <p><b>Quantified Objective 6.2:</b></p> <p>Designation of sufficient land for residential development to accommodate the land required for new development through 1997.</p>                                                                                                                                                                                                                                                                                                                                                                                                | <p><i>City Action / Progress:</i></p> <p>The previous Orland General Plan designated 153.8 acres of vacant land for low density residential, 9.5 acres for higher density residential, and 48.8 acres for planned development, for an estimated 969 housing units. The updated City General Plan indicates sufficient vacant land for low density residential, but little for higher density residential (see <b>Table HE-36</b>). Program HE-2.A of the proposed Housing Element addresses the shortage of medium- and high-density residential lands.</p>                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <p><b>Quantified Objective 6.3.a:</b></p> <p>Rehabilitation of an annual average of 5 dwellings for very low-, low- and moderate-income households through 1997 (2 very low-, 2 low- and 1 moderate-income households).</p> <p><b>Quantified Objective 6.3.b:</b></p> <p>Conservation or replacement of 10 dwelling units at risk of conversion to non-low-income uses for very low- and low-income households through 1997 (6 very low- and 4 low-income households); weatherization of an annual average of 32 units (19 very low- and 13 low-income households); and</p> | <p><i>City Action / Progress:</i></p> <p>12 homes were rehabilitated in the City during the 1997-2000 CDBG cycle (5 moderate, 5 low, 2 very low). 9 homes were rehabilitated during 2000-2003 CDBG cycle (6 moderate, 2 low, 1 very low). 4 homes were rehabilitated with funds from revolving loan program (3 moderate, 1 low). Information on rehabilitation prior to 1997 is not available. Limited availability of CDBG funds, used for rehabilitation programs, the main reason that rehabilitations in City did not meet anticipated annual average. The proposed Housing Element reduces expected annual average to three rehabilitated units.</p> <p>No dwelling units were converted during 1991-2000 planning period. 10-unit assisted housing project (Kevin Arms) converted after 2000. To date, units have not been replaced. Lack of available funding plus lack of monitoring by City contributed to loss of these units. Program HE-3.A of the proposed</p> |



OTIS BOARD 2014 - 2015 REPORT

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                      |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>OTIS BOARD 2014 - 2015 REPORT</p> <p>The OTIS Board of Directors is pleased to present this report to the shareholders of OTIS Corporation. The Board has been privileged to work with the management team to achieve significant milestones over the past year. The Board's primary responsibility is to oversee the long-term success of the company, and we are confident that the actions taken during the year have positioned OTIS for continued growth and success.</p> | <p>OTIS BOARD 2014 - 2015 REPORT</p> <p>The Board of Directors has been pleased to work with the management team to achieve significant milestones over the past year. The Board's primary responsibility is to oversee the long-term success of the company, and we are confident that the actions taken during the year have positioned OTIS for continued growth and success.</p> |
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**TABLE HE-2**  
**QUANTIFIED OBJECTIVES AND MEASURABLE PROGRESS**

|                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| provision of Section 8 existing rental assistance to an annual average of 12 households (7 very low- and 5 low-income households).                                                                                                                                     | <p>Housing Element addresses this issue.</p> <p>The Section 8 program is administered by Glenn County. Rental assistance is currently provided to 6 City households. It is unknown why the number of City residents assisted by Section 8 is below the previous Housing Element objective, although an improved economy and limited funding for the program may be two reasons.</p> <p>Weatherization program by Glenn County available to City residents. The number of households within City that utilized program is unknown. Program HE-5.B of the proposed Housing Element pledges continued City support of this program.</p>        |
| <p><b>Quantified Objective 6.4:</b></p> <p>Provide referral services for housing discrimination complaints to appropriate State and federal agencies through 1997.</p>                                                                                                 | <p><i>City Action / Progress:</i></p> <p>The City provides referral services for housing discrimination complaints. The City will continue to provide referral services during the proposed Housing Element planning period, while Program HE-4.A of the proposed Housing Element expands on this service by proposing the availability of informational brochures.</p>                                                                                                                                                                                                                                                                     |
| <p><b>Quantified Objective 6.5:</b></p> <p>Development of public policies and regulations that achieve a high level of energy conservation in all new and rehabilitated housing units.</p>                                                                             | <p><i>City Action / Progress:</i></p> <p>The City has enacted no special policies or regulations regarding energy conservation. However, the City has promoted County and private programs that encourage energy conservation. It also enforces energy conservation provisions of the adopted Uniform Building Code. The proposed Housing Element contains programs designed to encourage energy conservation programs, including Program HE-5.C which would require City review of the County's Energy Element and the incorporation of applicable programs and standards from the Energy Element into City ordinances and procedures.</p> |
| <p><b>Quantified Objective 6.6:</b></p> <p>Rental assistance to an annual average of 7 very low-, low- and moderate-income renter households and homeowner assistance to an annual average of 3 very low-, low- and moderate-income owner households through 1997.</p> | <p><i>City Action / Progress:</i></p> <p>Section 8 rental assistance currently provided to 6 City households. A first-time homebuyers program was established with a 2000 CDBG grant. The City will continue to support these programs as funding permits.</p>                                                                                                                                                                                                                                                                                                                                                                              |





TABLE HE-3  
QUANTIFIED PROGRAMS AND MEASURABLE PROGRESS

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>Program 6.1.A.1:</b> Continue to provide local developers and nonprofits with information and referral, contacts and guidance regarding available federal, state and local housing programs (including HUD Section 202, FmHA 502, FmHA 515, FmHA 514/516, RHCP).</p> <p><b>Program 6.1.C.1:</b> Concurrently and with adoption of this Housing Element, update the Land Use and Circulation Element of the General Plan to provide for sufficient land area, circulation system and City services to meet future residential needs through 1997.</p> <p><b>Program 6.1.C.2:</b> Continue to work in close cooperation with other Tri-County governments to ensure orderly development of unincorporated lands adjacent to the City, and the consistency of land use policies and development standards in those areas.</p> <p><b>Program 6.1.C.3:</b> Continue to encourage the local building and real estate industry to present written and oral input to the City as to measures that may be taken to meet local housing needs. Invite local building contractors to address the City Council on this subject on an annual basis.</p> | <p><i>City Action / Progress:</i></p> <p>The City provides this information to interested parties if requested. Programs in the proposed Housing Element would encourage more contact between the City, developers and nonprofits on housing issues.</p> <p>Subsequent to adoption of the previous Housing Element, the Circulation Element was amended in 1993 and the Land Use Element was amended in 1994. Recently, the City adopted a comprehensive update of its General Plan. The proposed Housing Element will be consistent with the other elements of the General Plan, in accordance with State law.</p> <p>The City has worked with Glenn County on land use policies in the unincorporated areas surrounding Orland. The recent General Plan update has established land use designations and policies for development of unincorporated areas within the City's Planning Area. The Tri-County agency alluded to in this program is currently inactive.</p> <p>No annual address to the City Council by local building contractors has been established, due to changes in City government leading to a lack of monitoring of previous Housing Element programs. Programs in the proposed Housing Element would encourage more contact between the City, developers, nonprofits and other interested parties on housing issues. Greater stability in City staff will improve implementation of these programs.</p> |
| <p><b>Program 6.2.A.1:</b> Revise the City of Orland Zoning Ordinance to be consistent with the City's General Plan.</p> <p><b>Program 6.2.B.1:</b> Develop and maintain an inventory of publicly-owned land within the City and analyze that land for potential housing sites. If appropriate sites are identified, the City will approach developers and funding agencies to facilitate development of the sites with assisted housing.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | <p><i>City Action / Progress:</i></p> <p>City revised its Zoning Ordinance in 2000, and revised the ordinance again in July 2003 to be consistent with the recently updated General Plan.</p> <p>Although an inventory of vacant lands within city limits was prepared as part of the recent General Plan update, City has not developed a parcel-specific inventory of publicly-owned lands. The City currently has adequate vacant lands for low density residential development. Program HE-2.A of the proposed Housing Element addresses availability of land for</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |

| <p>CHAPTER I<br/>GENERAL PRINCIPLES OF THE THEORY</p>                                                                                                                                                                                      | <p>CHAPTER II<br/>THEORY OF THE EARTH'S CRUST</p>                                                                                                                                                                                         |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>The first principle of the theory of the earth's crust is that the crust is a solid body. It is not a liquid, nor is it a gas. It is a solid body, and it is the study of the solid body that is the study of the earth's crust.</p>    | <p>The second principle of the theory of the earth's crust is that the crust is a solid body. It is not a liquid, nor is it a gas. It is a solid body, and it is the study of the solid body that is the study of the earth's crust.</p>  |
| <p>The third principle of the theory of the earth's crust is that the crust is a solid body. It is not a liquid, nor is it a gas. It is a solid body, and it is the study of the solid body that is the study of the earth's crust.</p>    | <p>The fourth principle of the theory of the earth's crust is that the crust is a solid body. It is not a liquid, nor is it a gas. It is a solid body, and it is the study of the solid body that is the study of the earth's crust.</p>  |
| <p>The fifth principle of the theory of the earth's crust is that the crust is a solid body. It is not a liquid, nor is it a gas. It is a solid body, and it is the study of the solid body that is the study of the earth's crust.</p>    | <p>The sixth principle of the theory of the earth's crust is that the crust is a solid body. It is not a liquid, nor is it a gas. It is a solid body, and it is the study of the solid body that is the study of the earth's crust.</p>   |
| <p>The seventh principle of the theory of the earth's crust is that the crust is a solid body. It is not a liquid, nor is it a gas. It is a solid body, and it is the study of the solid body that is the study of the earth's crust.</p>  | <p>The eighth principle of the theory of the earth's crust is that the crust is a solid body. It is not a liquid, nor is it a gas. It is a solid body, and it is the study of the solid body that is the study of the earth's crust.</p>  |
| <p>The ninth principle of the theory of the earth's crust is that the crust is a solid body. It is not a liquid, nor is it a gas. It is a solid body, and it is the study of the solid body that is the study of the earth's crust.</p>    | <p>The tenth principle of the theory of the earth's crust is that the crust is a solid body. It is not a liquid, nor is it a gas. It is a solid body, and it is the study of the solid body that is the study of the earth's crust.</p>   |
| <p>The eleventh principle of the theory of the earth's crust is that the crust is a solid body. It is not a liquid, nor is it a gas. It is a solid body, and it is the study of the solid body that is the study of the earth's crust.</p> | <p>The twelfth principle of the theory of the earth's crust is that the crust is a solid body. It is not a liquid, nor is it a gas. It is a solid body, and it is the study of the solid body that is the study of the earth's crust.</p> |



TABLE HE-3  
QUANTIFIED PROGRAMS AND MEASURABLE PROGRESS

|                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                   |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                                                                                                                                                                                                                                                    | medium and high density residential development. The City has a limited amount of land it owns, and most of it is used for City activities. Therefore, this program will not be carried over to the proposed Housing Element.                                                                                                                                                                     |
|                                                                                                                                                                                                                                                                                                                                                                                                                                    | <i>City Action / Progress:</i>                                                                                                                                                                                                                                                                                                                                                                    |
| <i>Program 6.3.A.1:</i> Continue to contract with the Glenn County Building Department for building inspection services and enforcement of the building and housing codes. Inspect housing units upon receiving complaints regarding health and safety problems, and require compliance with applicable codes. Require demolition of vacant dilapidated dwellings that are not economically feasible to improve to code standards. | City has contracted with the County Building Department in the past, but now conducts its own code enforcement and building inspections. Building inspections are conducted by the Building Department for every project with a building permit issued by the City. However, due to recently assuming these duties and a lack of staff, the City has not yet set up its code enforcement program. |
| <i>Program 6.3.C.1:</i> Investigate formation of a redevelopment agency and adoption of a redevelopment plan for blighted area(s) of the City to address critical housing needs.                                                                                                                                                                                                                                                   | The City has not created a redevelopment agency, and currently has no plans to create one. This program will not be carried over into the proposed Housing Element.                                                                                                                                                                                                                               |
| <i>Program 6.3.C.2:</i> Allocate a portion of any future redevelopment housing set-aside funds for the purchase of sites for low- and moderate-income housing, to be landbanked or used for the development of assisted housing; and to identify suitable sites for assisted housing and assist in providing for infrastructure improvements to serve those sites.                                                                 | Since no redevelopment agency was created by the City, no redevelopment funds are available. This program will not be carried over into the proposed Housing Element.                                                                                                                                                                                                                             |
| <i>Program 6.3.C.3:</i> Continue to work with CHIP or any other nonprofit agency to prepare and submit applications for CDBG funds to provide housing rehabilitation assistance and infrastructure improvements, focusing on the following target areas: the Seventh and Eighth Street corridor and the northern end of Fourth and Fifth Streets.                                                                                  | During the 1991-2000 period, 21 housing units were rehabilitated. City building permit records indicate one of these units was located in the Seventh/Eighth St. corridor and two were located in the Fourth/Fifth St. area. The City proposes to continue its rehabilitation programs, but will not target specific areas.                                                                       |
| <i>Program 6.3.C.4:</i> Contract with CHIP or any other nonprofit entity to undertake a detailed survey of the mechanical, structural and electrical condition of the housing units identified as substandard in the 1991 Housing Condition Report.                                                                                                                                                                                | Glenn County Human Resource Agency conducted a housing condition survey in Orland in 1996, focusing on structural condition of housing units. No survey of mechanical and electrical conditions was conducted. Due to lack of resources, this program will not be carried over into the proposed Housing Element.                                                                                 |





TABLE HE-3  
QUANTIFIED PROGRAMS AND MEASURABLE PROGRESS

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><i>Program 6.3.C.5:</i> Continue to make housing rehabilitation loans to qualified households as funds are available from the City's revolving loan fund.</p> <p><i>Program 6.3.D.1:</i> Continue to improve the City's sewer and water systems to assure that construction of new dwelling units in accordance with the quantified objectives of this Housing Element can be accommodated. Continue to apply for available State and federal grants and loans to finance construction of necessary improvements.</p> <p><i>Program 6.3.F.1:</i> Monitor the conversion of rental housing to condominiums and, if necessary, adopt an ordinance regulating future conversions.</p> <p><i>Program 6.3.F.2:</i> Monitor the status of federally-assisted projects within the City of Orland; review Plans of Action submitted for LIHPRHA-eligible projects; assist in providing community and tenant education about the issue, available assistance and options; and facilitate transition to nonprofit or public ownership. Monitoring shall consist of annually contacting HUD representatives regarding filing of notices of intent. The City Manager will review any Plans of Action with the Planning Commission and City Council, assist in providing appropriate notices to tenants and other interested members of the community, and assist interested groups in providing educational workshops and identifying sources of funding for acquisition by tenants, nonprofit groups or public agencies.</p> | <p>CDBG funds awarded to the City in the most recent cycle (2000-2003) have been applied to housing rehabilitation projects. The City will continue this program as funds are available.</p> <p>The City has improved its water and sewer systems as required. The City recently completed improvements to its wastewater treatment plant, increasing the usable percolation area receiving effluent discharge from the treatment ponds.</p> <p>No condominiums have been established in the City; therefore, no ordinance related to conversions has been adopted. This program will not be carried over into the proposed Housing Element.</p> <p>The City recently obtained a grant to assist in the purchase of the Orland Arbor apartments by Eskaton Housing, which will maintain the affordable housing status of this complex. However, the Kevin Arms apartment complex converted to market-rate housing. Program HE-3.A of the proposed Housing Element addresses this issue.</p> |
| <p><i>Program 6.4.A.1:</i> Continue the City's existing program of providing assistance in referring and reporting housing discrimination complaints to the State Department of Fair Employment and Housing. Continue to provide access to a City telephone and to provide brochures to residents reporting complaints to City Hall. Publicize this service through the local media, schools, library, the post office and local housing advocacy groups.</p> <p><i>Program 6.4.B.1:</i> Support economic development programs and strategies, including the Orland Area Chamber of Commerce, Glenn Chamber of Commerce Economic Development,</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <p><i>City Action / Progress:</i></p> <p>The City provides referral services and assistance for housing discrimination complaints. The City will continue to provide referral services during the proposed Housing Element planning period, while Program HE-4.A of the proposed Housing Element expands on this service by proposing the availability of informational brochures.</p> <p>The City currently provides support for the Orland Area Chamber of Commerce and Tri-County EDC. The activities of the Glenn County EDC are currently suspended. While such activities potentially have</p>                                                                                                                                                                                                                                                                                                                                                                                        |



Section 1

Section 2

|                   |                   |
|-------------------|-------------------|
| <p>Section 3</p>  | <p>Section 4</p>  |
| <p>Section 5</p>  | <p>Section 6</p>  |
| <p>Section 7</p>  | <p>Section 8</p>  |
| <p>Section 9</p>  | <p>Section 10</p> |
| <p>Section 11</p> | <p>Section 12</p> |
| <p>Section 13</p> | <p>Section 14</p> |
| <p>Section 15</p> | <p>Section 16</p> |

TABLE HE-3  
QUANTIFIED PROGRAMS AND MEASURABLE PROGRESS

|                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                             |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Inc., and Tri-County EDC.                                                                                                                                                                                                                                                                                                                                                                         | some influence in the construction of housing, their influence is indirect. Therefore, this program is not being carried over to the proposed Housing Element.                                                                                                                                                                                                                              |
| <i>Program 6.5.A.1:</i> Prepare and adopt a General Plan Amendment to adopt and implement relevant portions of the Energy Element of the Glenn County General Plan following its adoption by the County.                                                                                                                                                                                          | <i>City Action / Progress:</i><br><br>County adopted Energy Element June 1993. To date, the City has not amended its General Plan to adopt relevant portions of the Energy Element. Program HE-5.C of the proposed Housing Element would require a review of the Energy Element by the City and the incorporation of applicable programs and standards into City ordinances and procedures. |
| <i>Program 6.6.A.1:</i> The City will continue to allow room additions for overcrowded owner households in accordance with zoning regulations, and provide an incentive for developers to provide multiple family units with three or more bedrooms. The incentives shall consist of a density bonus, in accordance with the provisions of State law.                                             | <i>City Action / Progress:</i><br><br>The City offers a density bonus in accordance with the provisions of State law. Program HE-3.D of the proposed Housing Element would make developers more aware of density bonuses and give the City the option to offer bonuses in excess of State requirements for particular projects such as moderate-income housing.                             |
| <i>Program 6.6.C.1:</i> Assist private and/or nonprofit developers in identifying available sites in Orland that could be utilized for farmworker housing. Encourage CHIP and other potential developers to pursue funding for self-help housing and farmworker housing at selected locations. Provide expedited permit processing and technical assistance to developers for the permit process. | <i>City Action / Progress:</i><br><br>No action was taken during the previous Housing Element planning period. However, in 2002, the City and CHIP reached a formal agreement on the construction of De Soto Apartments on Cortina Drive, a 33-unit development available to farmworkers.                                                                                                   |





#### 4. HOUSING NEEDS ASSESSMENT

Demographic and socioeconomic variables such as population, household characteristics, and housing stock conditions must be analyzed in order to adequately determine the present and future housing needs of the City of Orland. The following data is taken from the 1980, 1990 and 2000 U.S. Census Reports, various City documents, and other sources.

##### 4.1 FUTURE HOUSING NEEDS

Based upon a Medium growth rate as set forth in the Orland General Plan, the City of Orland is expected to experience an annual population percentage increase of 2.2 percent between 2000 and 2015. The annual percentage change is expected to continue to increase through 2020. Assuming the 2000 Census employed persons/population proportion remains the same, the City will need an additional 929 jobs between 2000 and 2015 to keep pace with its growing population. The City of Orland had an annual average unemployment rate of 14.7 percent for 2002, higher than the Glenn County annual average unemployment rate of 12.0. Both the City and the County experienced higher rates than the statewide unemployment average for California, which was at 6.7 percent.

The population of household groups with special needs (i.e., female headed households, seniors, etc.) will continue to increase through 2008. Based upon 2000 Census data, 13.2 percent of the City population were seniors. Projecting this proportion over the 2003-2008 Housing Element time period, the estimated City need for senior housing is an additional 76 new households, or an average of approximately 15 per year.

Single-parent households will need an additional 40 households from 2003 to 2008,

or approximately eight per year. Female-headed households with no husband present and children 18 years old or younger living at home made up 9.9 percent of all households in the City of Orland, according to Census 2000 Census data. Included in the single-parent households, female-headed households are estimated to need 26 additional units (65.6 percent of the total future single-parent households) or approximately five per year during 2003-2008.

The need for housing for persons with disabilities will also increase, with approximately 40 additional units needed from 2003 to 2008. The number of farmworkers is also expected to grow in Orland, which will increase the need for housing for this sector. It is projected that approximately 18 additional housing units will be required to sufficiently house Orland's agricultural workforce during the 2003-2008 time period.

##### Regional House Needs Allocation

A Regional Housing Needs Allocation (RHNA) is mandated by the State of California for regions to address housing issues and needs based upon future growth projections for the area (California Government Code Section 65584). The State of California, through its Department of Housing and Community Development, also establishes the total housing unit needs for each region. The local council of governments determines the share of the regional housing need for each city and county within its jurisdiction, consistent with Government Code Section 65584(a) and with the advice of the Department of Housing and Community Development. For areas with no council of governments, the Department of Housing and Community Development shall determine housing market areas and define the regional housing need for cities and





counties within these areas (Government Code Section 65584(b)).

The Department of Housing and Community Development (HCD) developed the RHNA for Glenn County and its incorporated areas, including the City of Orland. It allocates to the cities and unincorporated areas of the county their “fair share” of the projected housing needs, based upon household income groupings over the five-year planning period for the Housing Element of each specific jurisdiction. The RHNA also identifies and quantifies the existing housing needs for each jurisdiction. The quantification is based upon a planning period from January 1, 2001 to June 30, 2008. The City may reduce its respective allocation by the net units developed during the interim period; that is, from January 1, 2001 to the date of preparation of the Housing Element. For the purposes of this Housing Element, the date of preparation is June 30, 2003. During this time period, 46 new residential units were constructed or permitted in Orland.

The intent of the RHNA is to ensure that local jurisdictions address not only the needs of their immediate areas but also provide their share of housing needs for the entire region. Additionally, a major goal of the RHNA is to assure that every community provides an opportunity for a mix of affordable housing to all economic segments of its population. The RHNA jurisdictional allocations are made to ensure that adequate sites and zoning are provided to address existing and anticipated housing demands during the planning period and that market forces are not inhibited in addressing the housing needs for all facets of a particular community. Table HE-4 provides the adjusted RHNA target for the planning period 2003 to 2008 (also referred to as “basic construction needs”) for each of the four household income groups for the City of Orland.

TABLE HE-4  
ORLAND REGIONAL HOUSING NEEDS  
ALLOCATION, 2003-2008

| Income Group   | Basic Construction Need |               |                  |
|----------------|-------------------------|---------------|------------------|
|                | HCD Number              | HCD Percent   | Adjusted Number* |
| Very Low       | 50                      | 26%           | 46               |
| Low            | 80                      | 17%           | 59               |
| Moderate       | 42                      | 22%           | 25               |
| Above Moderate | 265                     | 34%           | 261              |
| <b>TOTAL</b>   | <b>437</b>              | <b>100.0%</b> | <b>391</b>       |

\* Based upon valuation of residential units constructed between January 1, 2001 and June 30, 2003, and maximum income levels for very low, low and moderate incomes for 3-person households (see Table HE-15 of this Housing Element).

Source: Department of Housing and Community Development, 2002; City of Orland Building Department.

Based on the above projections, the City of Orland will need to provide an additional 105 housing units affordable to very-low and low-income households, or 26.9 percent of all new housing units required to meet the adjusted RHNA allocation targets for these income levels. In addition, the City will have to provide 286 housing units available to moderate and above-moderate income households. A total need of 391 new housing units for the City of Orland by 2008 is anticipated.

As previously mentioned, there were 46 residential units built or permitted in the City from January 1, 2001 to June 30, 2003. All of these units were single-family residences. Four housing units, which were manufactured homes, were considered affordable for very-low income households, while 21 additional units were considered affordable for low-income households. In addition, the City has received an application for a residential subdivision of 151 units that require annexation, and applications for 79 single-family dwelling units and 79 multifamily units within the City limits.

The City of Orland currently has 13.61 vacant acres designated solely for multifamily residential development. Assuming a 90 percent holding capacity, the acreage would have capacity for 147 units available for multi-



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Continued on next page

|    |    |    |    |    |    |    |    |    |     |
|----|----|----|----|----|----|----|----|----|-----|
| 1  | 2  | 3  | 4  | 5  | 6  | 7  | 8  | 9  | 10  |
| 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20  |
| 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30  |
| 31 | 32 | 33 | 34 | 35 | 36 | 37 | 38 | 39 | 40  |
| 41 | 42 | 43 | 44 | 45 | 46 | 47 | 48 | 49 | 50  |
| 51 | 52 | 53 | 54 | 55 | 56 | 57 | 58 | 59 | 60  |
| 61 | 62 | 63 | 64 | 65 | 66 | 67 | 68 | 69 | 70  |
| 71 | 72 | 73 | 74 | 75 | 76 | 77 | 78 | 79 | 80  |
| 81 | 82 | 83 | 84 | 85 | 86 | 87 | 88 | 89 | 90  |
| 91 | 92 | 93 | 94 | 95 | 96 | 97 | 98 | 99 | 100 |

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family development. In addition, there are 300.52 vacant acres in the City designated for single-family development, allowing up to 1,217 units. Pending residential development within the City and the sphere of influence could provide an additional 324 single-family housing units.

#### 4.2 POPULATION CHARACTERISTICS

Table HE-5 shows the population growth of the City of Orland and Glenn County from 1980 to the present. As the 2000 U.S. Census figures indicate, the population of the City of Orland has grown significantly during the 1990s, exceeding the California Department of Finance estimated 2000 population of 5,875. This accounts for the large increase in the growth rate for 2000. While City population growth has increased every year for the past 20 years, there have been significant fluctuations in the growth rate from year to year.

**TABLE HE-5  
POPULATION**

| Year | City of Orland |          | Glenn County |          |
|------|----------------|----------|--------------|----------|
|      | Population     | % Change | Population   | % Change |
| 1980 | 4,031          | --       | 21,350       | --       |
| 1985 | 4,580          | 13.6%    | 22,750       | 6.6%     |
| 1990 | 5,052          | 10.3%    | 24,798       | 9.0%     |
| 1995 | 5,600          | 10.8%    | 26,350       | 6.3%     |
| 2000 | 6,281          | 12.2%    | 26,453       | 0.4%     |

Sources: 1980, 1990 and 2000 figures from U.S. Bureau of the Census. 1985 and 1995 figures from California Department of Finance, Demographic Research Unit.

County population growth in the 1990s was slower than that projected by the California Department of Finance, which had estimated a 2000 population of 27,100. This accounts for the sharp decrease in the County's population growth rate between 1995 and 2000. Over the past 20 years, population in the County has grown more slowly than that of Orland, but at a steadier rate.

The first step in estimating the amount of

residential land needed for the City of Orland during the planning period covered by the updated General Plan is to project the City's population during the planning period. Population projections for Orland were developed based upon historical population growth rates, as derived from figures in Table HE-5. Three growth rates were used to develop the population estimates. The "High" growth rate is a 2.6 percent average annual growth rate, which was the growth rate of the City's population from 1970 to 2000. The "Medium" rate is a 2.2 percent average growth rate, which was the growth rate of the City's population from 1990 to 2000, the most recent years. The "Low" growth rate is a 1.8 percent average annual growth rate. This was an arbitrarily selected rate, which was obtained by subtracting the Medium rate from the High rate, then subtracting the difference from the Medium rate. Using the 2000 City population as a base, population projections were developed and are presented in Table HE-6 below. For this analysis, the Medium growth rate is used, as it more closely reflects recent growth trends in Orland.

**TABLE HE-6  
POPULATION PROJECTIONS FOR ORLAND,  
2003-2015**

| Growth Rate          | Orland Population Projections |       |       |       |       |
|----------------------|-------------------------------|-------|-------|-------|-------|
|                      | 2003                          | 2005  | 2008  | 2010  | 2015  |
| High (2.6 percent)   | 6,784                         | 7,141 | 7,713 | 8,119 | 9,231 |
| Medium (2.2 percent) | 6,705                         | 7,003 | 7,475 | 7,808 | 8,705 |
| Low (1.8 percent)    | 6,626                         | 6,867 | 7,245 | 7,508 | 8,208 |

Source: City of Orland General Plan.

#### Population by Age

The age distribution of the City's population is shown in Table HE-7 below.





**TABLE HE-7**  
**POPULATION BY AGE**

| Age Group     | 1990   |                    | 2000   |                    | Age Group<br>Percent<br>Change,<br>1990-2000 |
|---------------|--------|--------------------|--------|--------------------|----------------------------------------------|
|               | Number | Percent<br>of Pop. | Number | Percent<br>of Pop. |                                              |
| Under 5 Years | 418    | 8.4                | 572    | 9.1                | 36.6                                         |
| 5-9 Years     | 432    | 8.7                | 572    | 9.1                | 32.4                                         |
| 10-14 Years   | 475    | 9.6                | 560    | 8.9                | 17.9                                         |
| 15-19 Years   | 377    | 7.6                | 521    | 8.3                | 38.1                                         |
| 20-24 Years   | 332    | 6.7                | 435    | 6.9                | 31.0                                         |
| 25-34 Years   | 775    | 15.7               | 828    | 13.2               | 6.8                                          |
| 35-44 Years   | 655    | 13.2               | 894    | 14.2               | 36.5                                         |
| 45-54 Years   | 345    | 7.0                | 644    | 10.3               | 86.7                                         |
| 55-59 Years   | 227    | 4.6                | 227    | 3.6                | 0.0                                          |
| 60-64 Years   | 179    | 3.6                | 200    | 3.2                | 11.7                                         |
| 65-74 Years   | 444    | 9.0                | 394    | 6.3                | -11.3                                        |
| 75-84 Years   | 182    | 3.7                | 325    | 5.2                | 78.6                                         |
| Over 85 Years | 111    | 2.2                | 109    | 1.7                | -1.8                                         |

Source: 1990, 2000 U.S. Census

Compared with the state as a whole, the population of Orland is slightly younger. The median age in Orland is 31.0, compared with 33.3 for the state. Approximately 35.4 percent of Orland's population is 19 years old or younger, compared with 30.1 percent of the state's population. However, the City also has a greater proportion of people age 65 and over than the state (13.2 percent vs. 10.2 percent). In contrast, approximately 37.7 percent of the City's population is ages 25-54, compared with 44.4 percent of the state's population. Thus, when compared to the state population, Orland's age distribution is skewed slightly toward both the younger and the older ages.

Generally, persons aged 25 to 44 are considered to be in the family-forming age group. This family-forming age group represents 27.4 percent of the population in the City, compared to 26.8 percent of the population of Glenn County.

## Population by Race and Ethnicity

The racial characteristics of the City's population are shown below in Table HE-8.

**TABLE HE-8**  
**POPULATION BY RACE**

| Race                          | 1990   |                    | 2000   |                    | Race Group<br>Percent<br>Change,<br>1990-2000 |
|-------------------------------|--------|--------------------|--------|--------------------|-----------------------------------------------|
|                               | Number | Percent<br>of Pop. | Number | Percent<br>of Pop. |                                               |
| White                         | 4,586  | 90.8               | 4,263  | 67.9               | -7.0                                          |
| African American              | 64     | 1.3                | 37     | 0.6                | -42.2                                         |
| American Indian/Alaska Native | 76     | 1.5                | 98     | 1.6                | 28.9                                          |
| Asian/ Pacific Islander       | 14     | 0.3                | 130    | 2.1                | 828.6                                         |
| Other                         | 312    | 6.2                | 1,514  | 24.1               | 385.3                                         |
| Two or more                   | --     | --                 | 239    | 3.8                | --                                            |

Source: 1990, 2000 U.S. Census

The City has 2,340 residents that are Hispanic, an ethnic group that can be associated with several races. This is an increase from 1,092 Hispanics counted in the 1990 U.S. Census. Hispanics comprise 37.3 percent of the City's population. Most Hispanic residents are Mexican in descent. If Hispanics were counted as a separate racial group, the percentage of the City population that is white would decrease to 57.4 percent, with the remaining 5.3 percent divided among other racial groups. The percentage of Hispanics in Orland is similar to the percentage in California, which is 32.4 percent.

## 4.3 EMPLOYMENT CHARACTERISTICS

The work force in the City of Orland encompasses professional, technical, production, transportation, and service occupations. The major employers in Orland and in the vicinity of the City represent a range of employment sectors, though the public sectors is more heavily represented, and generally employ between 20 to over 60 employees. Table HE-9 shows the major employers in the Orland area.





TABLE HE-9  
LARGEST EMPLOYERS,  
CITY OF ORLAND

| Employer                       | Number of Permanent Employees |
|--------------------------------|-------------------------------|
| Orland Unified School District | 222*                          |
| Land-O-Lakes                   | 61                            |
| Holiday Market                 | 53                            |
| Glenn County HRA               | 45                            |
| Musco Family Olives            | 45-80                         |
| City of Orland                 | 38                            |
| Glenn County Health Services   | 26                            |
| Reimbursements Assoc.          | 20                            |

\*Full-time equivalent

Sources: Orland Chamber of Commerce, California Department of Education.

Table HE-10 shows employment in Orland by industry. In the 2000 Census, the largest number of persons employed in Orland worked in the Services sector, with 788 persons or 32.8 percent of total employed. The Services sector had the largest numerical increase in employment since the 1990 Census with an increase of 269 persons. However, the industries with the largest percentage increases in employment since 1990 were Transportation, Utilities and Information (123.4 percent) and Finance, Insurance and Real Estate (106.7 percent). The largest numerical decrease in employment since 1990 occurred in the Retail Trade sector, with a decrease in 66 employed persons. Three industries experienced percentage decreases in employment since 1990: Wholesale Trade (-40.8 percent), Construction (-20.2 percent) and Retail Trade (-18.4 percent). The Agriculture, Fishing, Forestry and Mining sector, which traditionally has been the mainstay of the Orland economy, experienced employment growth of 40 percent between 1990 and 2000. However, Manufacturing employment growth was stagnant during the same time period, increasing by only 0.8 percent. Despite the stagnant growth, Manufacturing is the second largest employment sector in Orland, with 14.8 percent of total employed.

TABLE HE-10  
EMPLOYMENT BY INDUSTRY

| Industry                                  | 1990   |         | 2000   |         | Industry Percent Change, 1990-2000 |
|-------------------------------------------|--------|---------|--------|---------|------------------------------------|
|                                           | Number | Percent | Number | Percent |                                    |
| Agriculture, Forestry, Fishing and Mining | 240    | 12.3    | 336    | 14.0    | 40.0                               |
| Construction                              | 109    | 5.9     | 87     | 3.6     | -20.2                              |
| Manufacturing                             | 354    | 18.1    | 357    | 14.8    | 0.8                                |
| Transportation, Public Utilities          | 111    | 5.7     | 248*   | 10.3    | 123.4                              |
| Wholesale Trade                           | 125    | 6.4     | 74     | 3.1     | -40.8                              |
| Retail Trade                              | 359    | 18.4    | 293    | 12.2    | -18.4                              |
| Finance, Insurance and Real Estate        | 60     | 3.1     | 124    | 5.1     | 106.7                              |
| Services                                  | 519    | 26.6    | 788    | 32.8    | 51.8                               |
| Government                                | 75     | 3.8     | 101    | 4.2     | 34.7                               |
| Total                                     | 1,952  | 100.0   | 2,408  | 100.0   | --                                 |

\* Includes total from new "Information" category in 2000 census.

Source: 1990, 2000 U.S. Census

Table HE-11 shows employment in Orland by occupation. Sales and Office represents the largest occupational sector in the City, with 25.5 percent of the employed persons. The largest occupational sector increases between 1990 and 2000 occurred in the Management and Professional sector (69.1 percent) and the Farming, Fishing and Forestry sector (65.7 percent). The only occupational sector that experienced a decrease in employed persons is Construction, Extraction and Maintenance, with a percentage decline of 48.2 percent and a numerical decline of 156 employed persons. The largest numerical increase in an occupational sector occurred in Management and Professional, with an increase of 290 employed persons.





**TABLE HE-11**  
**EMPLOYMENT BY OCCUPATION**

| Occupation                                            | 1990         |              | 2000         |              | Occupation<br>Percent<br>Change,<br>1990-2000 |
|-------------------------------------------------------|--------------|--------------|--------------|--------------|-----------------------------------------------|
|                                                       | Number       | Percent      | Number       | Percent      |                                               |
| Management and Professional                           | 275          | 14.1         | 465          | 19.3         | 69.1                                          |
| Service                                               | 202          | 10.3         | 319          | 13.2         | 57.9                                          |
| Sales and Office                                      | 515          | 26.4         | 613          | 25.5         | 19.0                                          |
| Farming, Fishing and Forestry                         | 207          | 10.6         | 343          | 14.2         | 65.7                                          |
| Construction, Extraction and Maintenance <sup>1</sup> | 330          | 16.9         | 174          | 7.2          | -48.2                                         |
| Production and Transport <sup>2</sup>                 | 423          | 21.7         | 494          | 20.5         | 16.8                                          |
| <b>Total</b>                                          | <b>1,952</b> | <b>100.0</b> | <b>2,408</b> | <b>100.0</b> | <b>--</b>                                     |

1. Formerly Precision Production, Craft and Repair

2. Formerly Operators, Fabricators and Laborers

Source: 1990, 2000 U.S. Census

According to the California Employment Development Department (EDD), the City of Orland had 2,120 employed persons in 2002 and 370 unemployed persons, which translates to an unemployment rate of 14.7 percent. In 1998, the unemployment rate was 19.0 percent. Since 1998 the unemployment rate in Orland has been, with fluctuations, on a generally downward trend. Unemployment in Glenn County for 2002 was 12.0 percent. Historically, the City unemployment rate has been greater than the County. For instance, in 1998, the City had a rate of 19.0 percent, while the County rate was 13.4 percent. Table HE-12 shows average annual employment in Orland.

**TABLE HE-12**  
**AVERAGE ANNUAL EMPLOYMENT**

| Year | Employed | Unemployed | Unemploy.<br>Rate |
|------|----------|------------|-------------------|
| 1998 | 1,800    | 420        | 19.0%             |
| 1999 | 1,830    | 350        | 16.1%             |
| 2000 | 1,800    | 380        | 17.2%             |
| 2001 | 2,210    | 360        | 13.8%             |
| 2002 | 2,120    | 370        | 14.7%             |

Source: Employment Development Department (EDD)

#### 4.4 HOUSEHOLD CHARACTERISTICS

According to the 2000 Census, 2,190 households were located in the City of Orland. This is a 14.5 percent increase from the 1990 figure of 1,913 households. Table HE-13 illustrates the number of households in Orland from 1980 to 2000, along with the number of households in Glenn County.

**TABLE HE-13**  
**HOUSEHOLDS**

| Year | City of Orland |                | Glenn County |                |
|------|----------------|----------------|--------------|----------------|
|      | Households     | Percent Change | Households   | Percent Change |
| 1980 | 1,572          | --             |              | --             |
| 1990 | 1,913          | 21.7%          | 8,840        |                |
| 2000 | 2,190          | 14.5%          | 9,172        | 3.8%           |

Sources: 1990, 2000 U.S. Census.

Table HE-14 shows the projected number of households in Orland, based upon the projected population growth in the city (see Table HE-6). The population projection is divided by the average household size in Orland, which according to the 2000 U.S. Census is 2.86.

**TABLE HE-14**  
**HOUSEHOLD PROJECTIONS FOR ORLAND,  
2003-2015**

| Growth<br>Rate             | Orland Household Projections |       |       |       |       |
|----------------------------|------------------------------|-------|-------|-------|-------|
|                            | 2003                         | 2005  | 2008  | 2010  | 2015  |
| High<br>(2.6<br>percent)   | 2,372                        | 2,497 | 2,697 | 2,839 | 3,228 |
| Medium<br>(2.2<br>percent) | 2,344                        | 2,449 | 2,614 | 2,730 | 3,044 |
| Low<br>(1.8<br>percent)    | 2,317                        | 2,401 | 2,533 | 2,625 | 2,870 |

Source: City of Orland General Plan.

#### Household Income

According to the 2000 Census, the household median income for the City of Orland was \$27,973. For comparison, the median income in Glenn County in the 2000 Census was





\$32,107. The median income for Orland was 12.9 percent lower than that for Glenn County. In 1990, the median income in the City was \$19,453, while the County median income was \$22,831. Between 1990 and 2000, the City median income increased by \$8,520. The County median income increased by \$9,276 during the same time period.

Table HE-15 shows the household incomes in the City of Orland. All income groups earning less than \$15,000 annual income decreased in size since 1990. According to Census information, households earning less than \$10,000 have decreased over the ten-year period from 25.9 percent to 13.6 percent. Households earning between \$10,000 and \$15,000 decreased from 16.5 percent to 10.7 percent during the same time period. All other household income groups experienced increases. In 1990, 24.8 percent of the households in the City earned \$35,000 or more annually. By the 2000 Census, this proportion had increased to 37.7 percent.

**TABLE HE-15  
HOUSEHOLD INCOME**

| Annual Income       | 1990     |         | 2000     |         | Percent Change |
|---------------------|----------|---------|----------|---------|----------------|
|                     | Number   | Percent | Number   | Percent |                |
| Less than \$10,000  | 489      | 25.9    | 305      | 13.6    | -37.6          |
| \$10,000 - \$14,999 | 311      | 16.5    | 241      | 10.7    | -22.5          |
| \$15,000 - \$24,999 | 303      | 16.1    | 404      | 18.0    | 33.3           |
| \$25,000 - \$34,999 | 314      | 16.7    | 446      | 19.9    | 42.0           |
| \$35,000 - \$49,999 | 277      | 14.7    | 369      | 16.4    | 33.2           |
| \$50,000 - \$74,999 | 143      | 7.6     | 287      | 12.8    | 100.7          |
| \$75,000 - \$99,999 | 29       | 1.5     | 97       | 4.3     | 234.5          |
| \$100,000 or more   | 19       | 1.0     | 95       | 4.2     | 400.0          |
| Median Income       | \$19,453 |         | \$27,973 |         | 43.8           |

Source: 1990, 2000 U.S. Census

The federal Department of Housing and Urban Development (HUD) publishes household income data by household size annually for areas in the entire United States.

The income data is defined using an Area Median Income (AMI) for each HUD area and classified into four income groups. The four income groups are defined as follows:

- Very Low Income: Less than 50 percent of AMI.
- Low Income: 50 to 80 percent of AMI.
- Moderate Income: 80 to 120 percent of AMI.
- Above Moderate Income: More than 120 percent of AMI.

Table HE-16 shows the maximum annual income level for a household to be included in the very low, low and moderate income groups, adjusted for household size, for Glenn County. The maximum annual income data is then utilized to calculate the maximum affordable housing payments for different households (varying by income level) and their eligibility for federal housing assistance. The RHNA also uses the HUD income groups to categorize the basic construction need by income group for future housing development in the City. Please refer to the RHNA discussion earlier in this section for more information.

**TABLE HE-16  
MAXIMUM HOUSEHOLD INCOME LEVEL  
BY HOUSEHOLD SIZE, GLENN COUNTY**

| Household Size | Median Income | Maximum Income Level |          |          |
|----------------|---------------|----------------------|----------|----------|
|                |               | Very Low             | Low      | Moderate |
| 1-Person       | \$31,800      | \$15,900             | \$25,400 | \$38,150 |
| 2-Person       | \$36,300      | \$18,150             | \$29,050 | \$43,600 |
| 3-Person       | \$40,850      | \$20,450             | \$32,700 | \$49,050 |
| 4-Person       | \$45,400      | \$22,700             | \$36,300 | \$54,500 |
| 5-Person       | \$49,050      | \$24,500             | \$39,250 | \$58,850 |
| 6-Person       | \$52,650      | \$26,350             | \$42,150 | \$63,200 |
| 7-Person       | \$56,300      | \$28,150             | \$45,050 | \$67,600 |
| 8-Person       | \$59,950      | \$29,950             | \$47,950 | \$71,950 |

Source: Department of Housing and Community Development, 2003.





## Household Size

The average household size for Orland as of the 2000 U.S. Census is 2.86 persons per household, versus 2.84 persons per household for Glenn County. Table HE-17 displays the household size, number of households and percentage of each household size within the Orland. The greatest proportion of households contains two persons (26.9 percent). All household sizes have increased since 1990, but the greatest percentage increases have been for households of five persons or more.

TABLE HE- 17  
HOUSEHOLD SIZE

| Household Size | 1990   |         | 2000   |         | Percent Change |
|----------------|--------|---------|--------|---------|----------------|
|                | Number | Percent | Number | Percent |                |
| 1 person       | 483    | 25.6    | 519    | 23.3    | 7.5            |
| 2 person       | 592    | 31.4    | 643    | 28.9    | 8.6            |
| 3 person       | 297    | 15.8    | 376    | 16.9    | 26.6           |
| 4 person       | 296    | 15.7    | 328    | 14.8    | 10.8           |
| 5 person       | 112    | 5.9     | 177    | 8.0     | 58.0           |
| 6 person       | 62     | 3.3     | 118    | 5.3     | 90.3           |
| 7+ person      | 43     | 2.3     | 62     | 2.8     | 44.2           |
| Total          | 1,885  | 100.0   | 2,223  | 100.0   | 17.9           |
| Average Size   | 2.61   |         | 2.86   |         | 9.6            |

Source: 1990, 2000 U.S. Census

## Household Type

The majority of households in Orland are family households (71.6 percent) as compared to non-family households. Family households have increased numerically and proportionally since the 1990 Census. Proportionally and numerically, married couple households have increased since 1990. However, by comparison, the male householder with no wife present category has increased by 208.9 percent since 1990, and female householder with no husband present has increased by 23.5 percent. Married couple households increased by 12.1 percent during the same time period. Householders living alone have increased by only one household from 1990 to 2000. A summary of Orland household characteristics is provided in Table HE- 18.

TABLE HE-18  
HOUSEHOLD CHARACTERISTICS

| Household Type                                   | 1990   |         | 2000   |         | Percent Change |
|--------------------------------------------------|--------|---------|--------|---------|----------------|
|                                                  | Number | Percent | Number | Percent |                |
| Total Households                                 | 1,913  | 100.0   | 2,190  | 100.0   | 14.5           |
| Family Households                                | 1,314  | 68.7    | 1,569  | 71.6    | 19.4           |
| <i>Married Couple Households</i>                 | 988    | 51.6    | 1,108  | 50.6    | 12.1           |
| <i>Female Householder, no husband present</i>    | 247    | 12.9    | 305    | 13.9    | 23.5           |
| <i>Female Householder with children under 18</i> | 191    | 10.0    | 217    | 9.9     | 13.6           |
| <i>Male Householder, no wife present</i>         | 79     | 4.1     | 244    | 7.1     | 208.9          |
| <i>Male Householder with children under 18</i>   | 59     | 3.1     | 114    | 5.2     | 93.2           |
| Non-Family Household                             | 599    | 31.3    | 621    | 28.4    | 3.7            |
| <i>Householder living alone</i>                  | 510    | 26.7    | 511    | 23.3    | 0.2            |
| Households with Individuals < 18 years old       | 739    | 38.6    | 980    | 44.7    | 32.6           |
| Households with Individuals > 65 years old       | 619    | 32.4    | 607    | 22.7    | -1.9           |

Source: 1990, 2000 U.S. Census

## Household Tenure

As is shown in Table HE-19, a majority of households in Orland are owner occupied (60.8 percent). The ownership rate in Orland

is less than Glenn County as a whole, which has 63.8 percent of its households owner occupied. Proportionally, the tenure rate for the City changed little between 1990 and 2000.





TABLE HE- 19  
HOUSEHOLD TENURE

| Household Type         | 1990   |         | 2000   |         | Percent Change |
|------------------------|--------|---------|--------|---------|----------------|
|                        | Number | Percent | Number | Percent |                |
| Occupied Housing Units | 1,913  | 100.0   | 2,223  | 100.0   | 16.2           |
| Owner Occ.             | 1,144  | 59.8    | 1,351  | 60.8    | 18.1           |
| Renter Occ.            | 769    | 40.2    | 872    | 39.2    | 13.4           |

Source: 1990, 2000 U.S. Census

Table HE-20 shows the breakdown of household sizes by tenure. Two-person households constitute the largest percentage of owner-occupied units, while the largest percentage of renter-occupied units is occupied by one-person households.

TABLE HE-20  
HOUSEHOLD SIZE BY TENURE

| Household Size    | Owner Occupied | Percent Owner Occupied | Renter Occupied | Percent Renter Occupied |
|-------------------|----------------|------------------------|-----------------|-------------------------|
| 1 person          | 269            | 20.5                   | 242             | 27.6                    |
| 2 persons         | 423            | 32.2                   | 213             | 24.2                    |
| 3 persons         | 196            | 15.0                   | 163             | 18.6                    |
| 4 persons         | 208            | 15.8                   | 127             | 14.5                    |
| 5 persons         | 107            | 8.2                    | 66              | 7.5                     |
| 6 persons         | 63             | 4.8                    | 40              | 4.6                     |
| 7 or more persons | 46             | 3.5                    | 27              | 3.0                     |
| Total             | 1,312          | 100.0                  | 878             | 100.0                   |

Source: 2000 U.S. Census

### Overcrowded Households

Overcrowding is defined as a situation where there is more than one person per room in an occupied housing unit. Overcrowding can result from a low supply of affordable and adequate housing. Households that are unable to afford larger housing units or there is a lack of vacant larger housing units in an area may be forced to rent or purchase housing that is too small to meet their needs. The 1990 Census indicated that 8.4 percent of total households in Orland were overcrowded. According to the 2000 Census, the number of overcrowded households has increased to 277, representing 12.5 percent of the total households in the City. As Table HE-21 shows, the 2000 Census indicates a significant increase in overcrowding in owner occupied units. Severely overcrowded households (1.5 persons per room or more) have more than doubled between 1990 and 2000. Overcrowded renter households represent 5.8 percent of the households in the City, and overcrowded owner households represent 6.7 percent.

TABLE HE- 21  
OVERCROWDED HOUSEHOLDS

| Type   | Overcrowded<br>(1.01-1.50 persons<br>per room) |         | Severely Overcrowded<br>(1.50+ persons<br>per room) |         | Total  |         |
|--------|------------------------------------------------|---------|-----------------------------------------------------|---------|--------|---------|
|        | Number                                         | Percent | Number                                              | Percent | Number | Percent |
| 1990   |                                                |         |                                                     |         |        |         |
| Owner  | 37                                             | 3.2     | 20                                                  | 1.7     | 57     | 4.9     |
| Renter | 57                                             | 7.4     | 47                                                  | 6.1     | 104    | 13.5    |
| Total  | 94                                             | 4.9     | 67                                                  | 3.5     | 161    | 8.4     |
| 2000   |                                                |         |                                                     |         |        |         |
| Owner  | 58                                             | 4.3     | 91                                                  | 6.7     | 149    | 11.0    |
| Renter | 65                                             | 7.5     | 63                                                  | 7.2     | 128    | 14.7    |
| Total  | 123                                            | 5.5     | 154                                                 | 6.9     | 277    | 12.5    |

Source: 1990, 2000 Census





## 4.5 HOUSING STOCK CHARACTERISTICS

## Historic Residential Construction Trends

Table HE-22 illustrates the type of housing in the City of Orland in 1990 and 2000. According to the 2000 Census, there were 2,340 housing units in the City. As of June 30, 2003, the City had 46 housing units built or permitted, all single family residences. Housing units constructed in the City's Sphere of Influence are not included as a part of the City's housing stock. These units are considered to be a part of Glenn County's housing stock and remain so until if and when the City annexes these units. This includes 259 units in mobile home parks regulated by the California Department of Housing and Community Development that are listed under Orland addresses. HCD data also indicates there are 50 mobile home park units in the City, rather than the 32 listed in the 2000 Census.

TABLE HE-22  
HOUSING UNITS BY TYPE

| Units in Structure | 1990             |         | 2000   |         | Unit Percent Change |
|--------------------|------------------|---------|--------|---------|---------------------|
|                    | Number           | Percent | Number | Percent |                     |
| Single-family      | 1,477            | 73.6    | 1,777  | 75.9    | 20.3                |
| Duplex             | 28               | 1.4     | 94     | 4.0     | 235.7               |
| 3 or 4 Units       | 184              | 9.2     | 232    | 9.9     | 26.1                |
| 5 to 9 units       | 89               | 4.4     | 47     | 2.0     | -47.2               |
| 10 to 19 units     | 66               | 3.3     | 80     | 3.4     | 21.2                |
| 20 units or more   | 32               | 1.6     | 78     | 3.3     | 143.8               |
| Mobile Home, other | 132 <sup>1</sup> | 6.6     | 32     | 1.4     | -75.8               |
| Total              | 2,008            | 100.0   | 2,340  | 100.0   | 16.5                |

1. The City has questioned the accuracy of this figure.  
Source: 1990, 2000 Census

## Age of Housing Stock

The largest percentage of Orland's housing stock, 23.0 percent (477 units), was built between 1970 and 1979 (see Table HE-23). Slightly over half (51.3 percent) of Orland's housing stock was built since 1970. The 2000

Census states the median year built for the housing stock in the City was 1958, which would indicate a relatively older housing stock.

TABLE HE-23  
HOUSING UNITS BY YEAR BUILT

| Year Built      | Number | Percent | Accumulated Percent |
|-----------------|--------|---------|---------------------|
| 1939 or earlier | 326    | 13.9    | 13.9                |
| 1940 to 1959    | 499    | 21.3    | 35.2                |
| 1960 to 1969    | 316    | 13.5    | 48.7                |
| 1970 to 1979    | 544    | 23.2    | 71.9                |
| 1980 to 1989    | 292    | 12.5    | 84.4                |
| 1990 to 2000*   | 363    | 15.6    | 100.0               |
| Total           | 2,340  | 100.0   | --                  |

\* Figure to March 2000  
Source: 2000 Census

The majority of the housing stock is owner occupied, representing 60.8 percent of the total housing units built by 2000. The majority of renters in the City live in housing units built since 1970 (53.8 percent). The largest proportion of renter-occupied housing units, 25.5 percent, was built between 1970 and 1979. Comparatively, 23.3 percent of the housing units in the City built between 1970 and 1979 are occupied by owners, which is also the largest proportion of owner-occupied housing units.

## Condition of Housing Stock

Substandard housing indices, without physical inspection, can generally be judged as overcrowding, units lacking complete plumbing, and units constructed before 1950 that have not had significant maintenance. According to the 2000 Census, none of the housing units in Orland lacked complete plumbing facilities and 29.7 percent (695 units) were built before 1950.

The last citywide housing condition survey was completed in 1996 by the Glenn County Human Resource Agency. At that time, 574 housing units were classified as substandard.





For this Housing Element update, a windshield survey of houses in Orland was conducted. The survey focused on houses classified as in need of minor rehabilitation, moderate rehabilitation, substantial rehabilitation, or were dilapidated. The results of this survey are presented in Table HE-24 below, along with a comparison of results with the 1996 survey. As the table indicates, there has been a substantial reduction in the number of substandard units in Orland over the past seven years. This difference is accounted for largely by the different survey techniques employed. The total number of substandard units in the 2003 survey represents approximately 7.6 percent of the City's housing stock.

**TABLE HE-24**  
**HOUSING CONDITION SURVEYS,**  
**1996 AND 2003**

| Category                                          | 1996 | 2003 | Change |
|---------------------------------------------------|------|------|--------|
| In need of minor rehabilitation                   | 380  | 112  | -268   |
| In need of moderate or substantial rehabilitation | 180  | 50   | -130   |
| Dilapidated                                       | 14   | 17   | +3     |
| Total substandard units                           | 574  | 179  | -395   |

Sources: *City of Orland Housing Condition Survey*, Glenn County Human Resource Agency, 1996; PMC.

### Housing Costs and Overpayment

#### *For Sale Housing Cost*

The residential real estate market in the State has recently increased in prices resulting from low mortgage rates, decreasing home sales inventory, and steadily growing labor market. The median sales price for a home in Orland was \$93,000 in April 2002, as reported by DataQuick. In 2001, the monthly median sales price for a home in the City ranged from \$90,000 to \$120,000. The 2000 Census reports that the median home value in the City was \$88,000, a 36.2 percent increase over the 1990 Census figure (see Table HE-25 below).

**TABLE HE-25**  
**MEDIAN SALES PRICE**  
**FOR SINGLE FAMILY HOMES**

| Year  | Median Sales | Change   |         |
|-------|--------------|----------|---------|
|       |              | Dollars  | Percent |
| 2002* | \$93,000     | \$5,000  | 5.7     |
| 2000  | \$88,000     | \$23,400 | 36.2    |
| 1990  | \$64,600     | \$17,700 | 37.7    |
| 1980  | \$46,900     |          |         |

Source: 1980, 1990, 2000 Census; DataQuick

Note: \* through April 2002

#### *Rental Housing Cost*

According to the 2000 Census, the median gross rent for rental units in the City of Orland was \$484 per month. Table HE-26 illustrates the rental costs in Orland by the number of bedrooms. The largest number of rental units in the City was for two-bedroom units. One-bedroom units had the largest percentage of their renters paying \$300 to \$499 for monthly rent, while the largest proportion of two- and three-bedroom renters paid \$500 to \$749 per month.

**TABLE HE- 26**  
**ORLAND RENTAL COSTS**

| Rent            | 0-1 Bedrooms | 2 Bedrooms | 3 or more Bedrooms |
|-----------------|--------------|------------|--------------------|
| Less than \$200 | 45           | 29         | 7                  |
| \$200 to \$299  | 84           | 0          | 0                  |
| \$300 to \$499  | 128          | 138        | 19                 |
| \$500 to \$749  | 43           | 168        | 132                |
| \$750 to \$999  | 0            | 0          | 33                 |
| \$1,000 or more | 0            | 0          | 0                  |
| <b>Total</b>    | <b>300</b>   | <b>353</b> | <b>200</b>         |

Source: 2000 Census

According to ABC Property Management and Land Office Realty, the two largest property management agencies in Orland, the following are the current rental rates for specific housing types in Orland, based upon a representative sampling of 28 market-rate units.





- One-bedroom apartment: \$385-425
- Two-bedroom apartment: \$410-500
- Three-bedroom apartment: \$500
- Three-bedroom house: \$675-850
- Three bedroom mobile home: \$525

62.5 percent of these households are in housing overpayment situations.

TABLE HE- 27  
TOTAL HOUSEHOLDS OVERPAYING  
BY INCOME

| Income                                        | Housing Type     |       |                   |       | Total |
|-----------------------------------------------|------------------|-------|-------------------|-------|-------|
|                                               | Overpaying Owner |       | Overpaying Renter |       |       |
|                                               | 30%              | 35%   | 30%               | 35%   |       |
| Less than \$10,000                            | 8.2%             | 51.4% | 4.7%              | 59.5% | 62.5% |
| \$10,000 to \$19,999                          | 7.6%             | 33.6% | 16.7%             | 40.2% | 50.1% |
| \$20,000 to \$34,999                          | 3.4%             | 19.0% | 13.2%             | 9.2%  | 22.4% |
| \$35,000 to \$49,999                          | 7.7%             | 2.8%  | 0.0%              | 0.0%  | 7.7%  |
| \$50,000 and over                             | 0.0%             | 0.0%  | 0.0%              | 0.0%  | 0.0%  |
| Percent of Overpaying Owner/Renter Households | 4.4%             | 16.0% | 9.1%              | 28.1% | 27.3% |
| Percent of Total Households                   | 12.2%            |       | 15.0%             |       | 27.3% |

Source: 2000 Census

### Overpayment

Generally, overpayment compares the total shelter cost for a household to the ability of that household to pay. Specifically, overpayment is defined as monthly shelter costs in excess of 30 percent of a household's income. Shelter cost is defined as the monthly owner costs (mortgages, deed of trust, contracts to purchase or similar debts on the property and taxes, insurance on the property, and utilities) or the gross rent (contract rent plus the estimated average monthly cost of utilities).

According to the 2000 Census, 12.2 percent of the owner households and 15.0 percent of the renter households in the City of Orland are overpaying for housing. Table HE-27 summarizes data from the 2000 Census that indicates the percentage of rental households and owner-occupied households overpaying for shelter in 2000 by income range. As shown in Table HE-27, 27.3 percent of the occupied housing units in Orland are overpaying for shelter. Households earning less than \$10,000 annually have the highest proportion of overpayment. Approximately

### Housing Affordability by Household Income

Tables HE-28 and HE-29 show the maximum rents and sales prices, respectively, that are affordable to very low, low, and moderate income households. Affordability is based upon a household spending 30 percent or less of their total household income for shelter and on the maximum household income levels established by the Department of Housing and Community Development as shown previously in Table HE-16.



the growth of the domestic market  
has been rapid.

Table 11  
China's Economic Reforms

| Year                   | 1978  | 1979  | 1980  | 1981  | 1982  | 1983  | 1984  | 1985  | 1986  | 1987  | 1988  | 1989  | 1990  | 1991  | 1992  | 1993  | 1994  | 1995  | 1996  | 1997  | 1998  | 1999  | 2000  | 2001  | 2002  | 2003  | 2004  | 2005  | 2006  | 2007  | 2008  | 2009  | 2010  | 2011  | 2012  | 2013  | 2014  | 2015  | 2016  | 2017  | 2018  | 2019  | 2020  | 2021   | 2022   | 2023   | 2024   | 2025   | 2026   | 2027   | 2028   | 2029   | 2030   |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |   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    |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |       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 |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |      |
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| GDP (100 billion yuan) | 145.5 | 160.0 | 182.0 | 200.0 | 220.0 | 240.0 | 260.0 | 280.0 | 300.0 | 320.0 | 340.0 | 360.0 | 380.0 | 400.0 | 420.0 | 440.0 | 460.0 | 480.0 | 500.0 | 520.0 | 540.0 | 560.0 | 580.0 | 600.0 | 620.0 | 640.0 | 660.0 | 680.0 | 700.0 | 720.0 | 740.0 | 760.0 | 780.0 | 800.0 | 820.0 | 840.0 | 860.0 | 880.0 | 900.0 | 920.0 | 940.0 | 960.0 | 980.0 | 1000.0 | 1020.0 | 1040.0 | 1060.0 | 1080.0 | 1100.0 | 1120.0 | 1140.0 | 1160.0 | 1180.0 | 1200.0 | 1220.0 | 1240.0 | 1260.0 | 1280.0 | 1300.0 | 1320.0 | 1340.0 | 1360.0 | 1380.0 | 1400.0 | 1420.0 | 1440.0 | 1460.0 | 1480.0 | 1500.0 | 1520.0 | 1540.0 | 1560.0 | 1580.0 | 1600.0 | 1620.0 | 1640.0 | 1660.0 | 1680.0 | 1700.0 | 1720.0 | 1740.0 | 1760.0 | 1780.0 | 1800.0 | 1820.0 | 1840.0 | 1860.0 | 1880.0 | 1900.0 | 1920.0 | 1940.0 | 1960.0 | 1980.0 | 2000.0 | 2020.0 | 2040.0 | 2060.0 | 2080.0 | 2100.0 | 2120.0 | 2140.0 | 2160.0 | 2180.0 | 2200.0 | 2220.0 | 2240.0 | 2260.0 | 2280.0 | 2300.0 | 2320.0 | 2340.0 | 2360.0 | 2380.0 | 2400.0 | 2420.0 | 2440.0 | 2460.0 | 2480.0 | 2500.0 | 2520.0 | 2540.0 | 2560.0 | 2580.0 | 2600.0 | 2620.0 | 2640.0 | 2660.0 | 2680.0 | 2700.0 | 2720.0 | 2740.0 | 2760.0 | 2780.0 | 2800.0 | 2820.0 | 2840.0 | 2860.0 | 2880.0 | 2900.0 | 2920.0 | 2940.0 | 2960.0 | 2980.0 | 3000.0 | 3020.0 | 3040.0 | 3060.0 | 3080.0 | 3100.0 | 3120.0 | 3140.0 | 3160.0 | 3180.0 | 3200.0 | 3220.0 | 3240.0 | 3260.0 | 3280.0 | 3300.0 | 3320.0 | 3340.0 | 3360.0 | 3380.0 | 3400.0 | 3420.0 | 3440.0 | 3460.0 | 3480.0 | 3500.0 | 3520.0 | 3540.0 | 3560.0 | 3580.0 | 3600.0 | 3620.0 | 3640.0 | 3660.0 | 3680.0 | 3700.0 | 3720.0 | 3740.0 | 3760.0 | 3780.0 | 3800.0 | 3820.0 | 3840.0 | 3860.0 | 3880.0 | 3900.0 | 3920.0 | 3940.0 | 3960.0 | 3980.0 | 4000.0 | 4020.0 | 4040.0 | 4060.0 | 4080.0 | 4100.0 | 4120.0 | 4140.0 | 4160.0 | 4180.0 | 4200.0 | 4220.0 | 4240.0 | 4260.0 | 4280.0 | 4300.0 | 4320.0 | 4340.0 | 4360.0 | 4380.0 | 4400.0 | 4420.0 | 4440.0 | 4460.0 | 4480.0 | 4500.0 | 4520.0 | 4540.0 | 4560.0 | 4580.0 | 4600.0 | 4620.0 | 4640.0 | 4660.0 | 4680.0 | 4700.0 | 4720.0 | 4740.0 | 4760.0 | 4780.0 | 4800.0 | 4820.0 | 4840.0 | 4860.0 | 4880.0 | 4900.0 | 4920.0 | 4940.0 | 4960.0 | 4980.0 | 5000.0 | 5020.0 | 5040.0 | 5060.0 | 5080.0 | 5100.0 | 5120.0 | 5140.0 | 5160.0 | 5180.0 | 5200.0 | 5220.0 | 5240.0 | 5260.0 | 5280.0 | 5300.0 | 5320.0 | 5340.0 | 5360.0 | 5380.0 | 5400.0 | 5420.0 | 5440.0 | 5460.0 | 5480.0 | 5500.0 | 5520.0 | 5540.0 | 5560.0 | 5580.0 | 5600.0 | 5620.0 | 5640.0 | 5660.0 | 5680.0 | 5700.0 | 5720.0 | 5740.0 | 5760.0 | 5780.0 | 5800.0 | 5820.0 | 5840.0 | 5860.0 | 5880.0 | 5900.0 | 5920.0 | 5940.0 | 5960.0 | 5980.0 | 6000.0 | 6020.0 | 6040.0 | 6060.0 | 6080.0 | 6100.0 | 6120.0 | 6140.0 | 6160.0 | 6180.0 | 6200.0 | 6220.0 | 6240.0 | 6260.0 | 6280.0 | 6300.0 | 6320.0 | 6340.0 | 6360.0 | 6380.0 | 6400.0 | 6420.0 | 6440.0 | 6460.0 | 6480.0 | 6500.0 | 6520.0 | 6540.0 | 6560.0 | 6580.0 | 6600.0 | 6620.0 | 6640.0 | 6660.0 | 6680.0 | 6700.0 | 6720.0 | 6740.0 | 6760.0 | 6780.0 | 6800.0 | 6820.0 | 6840.0 | 6860.0 | 6880.0 | 6900.0 | 6920.0 | 6940.0 | 6960.0 | 6980.0 | 7000.0 | 7020.0 | 7040.0 | 7060.0 | 7080.0 | 7100.0 | 7120.0 | 7140.0 | 7160.0 | 7180.0 | 7200.0 | 7220.0 | 7240.0 | 7260.0 | 7280.0 | 7300.0 | 7320.0 | 7340.0 | 7360.0 | 7380.0 | 7400.0 | 7420.0 | 7440.0 | 7460.0 | 7480.0 | 7500.0 | 7520.0 | 7540.0 | 7560.0 | 7580.0 | 7600.0 | 7620.0 | 7640.0 | 7660.0 | 7680.0 | 7700.0 | 7720.0 | 7740.0 | 7760.0 | 7780.0 | 7800.0 | 7820.0 | 7840.0 | 7860.0 | 7880.0 | 7900.0 | 7920.0 | 7940.0 | 7960.0 | 7980.0 | 8000.0 | 8020.0 | 8040.0 | 8060.0 | 8080.0 | 8100.0 | 8120.0 | 8140.0 | 8160.0 | 8180.0 | 8200.0 | 8220.0 | 8240.0 | 8260.0 | 8280.0 | 8300.0 | 8320.0 | 8340.0 | 8360.0 | 8380.0 | 8400.0 | 8420.0 | 8440.0 | 8460.0 | 8480.0 | 8500.0 | 8520.0 | 8540.0 | 8560.0 | 8580.0 | 8600.0 | 8620.0 | 8640.0 | 8660.0 | 8680.0 | 8700.0 | 8720.0 | 8740.0 | 8760.0 | 8780.0 | 8800.0 | 8820.0 | 8840.0 | 8860.0 | 8880.0 | 8900.0 | 8920.0 | 8940.0 | 8960.0 | 8980.0 | 9000.0 | 9020.0 | 9040.0 | 9060.0 | 9080.0 | 9100.0 | 9120.0 | 9140.0 | 9160.0 | 9180.0 | 9200.0 | 9220.0 | 9240.0 | 9260.0 | 9280.0 | 9300.0 | 9320.0 | 9340.0 | 9360.0 | 9380.0 | 9400.0 | 9420.0 | 9440.0 | 9460.0 | 9480.0 | 9500.0 | 9520.0 | 9540.0 | 9560.0 | 9580.0 | 9600.0 | 9620.0 | 9640.0 | 9660.0 | 9680.0 | 9700.0 | 9720.0 | 9740.0 | 9760.0 | 9780.0 | 9800.0 | 9820.0 | 9840.0 | 9860.0 | 9880.0 | 9900.0 | 9920.0 | 9940.0 | 9960.0 | 9980.0 | 10000.0 | 10020.0 | 10040.0 | 10060.0 | 10080.0 | 10100.0 | 10120.0 | 10140.0 | 10160.0 | 10180.0 | 10200.0 | 10220.0 | 10240.0 | 10260.0 | 10280.0 | 10300.0 | 10320.0 | 10340.0 | 10360.0 | 10380.0 | 10400.0 | 10420.0 | 10440.0 | 10460.0 | 10480.0 | 10500.0 | 10520.0 | 10540.0 | 10560.0 | 10580.0 | 10600.0 | 10620.0 | 10640.0 | 10660.0 | 10680.0 | 10700.0 | 10720.0 | 10740.0 | 10760.0 | 10780.0 | 10800.0 | 10820.0 | 10840.0 | 10860.0 | 10880.0 | 10900.0 | 10920.0 | 10940.0 | 10960.0 | 10980.0 | 11000.0 | 11020.0 | 11040.0 | 11060.0 | 11080.0 | 11100.0 | 11120.0 | 11140.0 | 11160.0 | 11180.0 | 11200.0 | 11220.0 | 11240.0 | 11260.0 | 11280.0 | 11300.0 | 11320.0 | 11340.0 | 11360.0 | 11380.0 | 11400.0 | 11420.0 | 11440.0 | 11460.0 | 11480.0 | 11500.0 | 11520.0 | 11540.0 | 11560.0 | 11580.0 | 11600.0 | 11620.0 | 11640.0 | 11660.0 | 11680.0 | 11700.0 | 11720.0 | 11740.0 | 11760.0 | 11780.0 | 11800.0 | 11820.0 | 11840.0 | 11860.0 | 11880.0 | 11900.0 | 11920.0 | 11940.0 | 11960.0 | 11980.0 | 12000.0 | 12020.0 | 12040.0 | 12060.0 | 12080.0 | 12100.0 | 12120.0 | 12140.0 | 12160.0 | 12180.0 | 12200.0 | 12220.0 | 12240.0 | 12260.0 | 12280.0 | 12300.0 | 12320.0 | 12340.0 | 12360.0 | 12380.0 | 12400.0 | 12420.0 | 12440.0 | 12460.0 | 12480.0 | 12500.0 | 12520.0 | 12540.0 | 12560.0 | 12580.0 | 12600.0 | 12620.0 | 12640.0 | 12660.0 | 12680.0 | 12700.0 | 12720.0 | 12740.0 | 12760.0 | 12780.0 | 12800.0 | 12820.0 | 12840.0 | 12860.0 | 12880.0 | 12900.0 | 12920.0 | 12940.0 | 12960.0 | 12980.0 | 13000.0 | 13020.0 | 13040.0 | 13060.0 | 13080.0 | 13100.0 | 13120.0 | 13140.0 | 13160.0 | 13180.0 | 13200.0 | 13220.0 | 13240.0 | 13260.0 | 13280.0 | 13300.0 | 13320.0 | 13340.0 | 13360.0 | 13380.0 | 13400.0 | 13420.0 | 13440.0 | 13460.0 | 13480.0 | 13500.0 | 13520.0 | 13540.0 | 13560.0 | 13580.0 | 13600.0 | 13620.0 | 13640.0 | 13660.0 | 13680.0 | 13700.0 | 13720.0 | 13740.0 | 13760.0 | 13780.0 | 13800.0 | 13820.0 | 13840.0 | 13860.0 | 13880.0 | 13900.0 | 13920.0 | 13940.0 | 13960.0 | 13980.0 | 14000.0 | 14020.0 | 14040.0 | 14060.0 | 14080.0 | 14100.0 | 14120.0 | 14140.0 | 14160.0 | 14180.0 | 14200.0 | 14220.0 | 14240.0 | 14260.0 | 14280.0 | 14300.0 | 14320.0 | 14340.0 | 14360.0 | 14380.0 | 14400.0 | 14420.0 | 14440.0 | 14460.0 | 14480.0 | 14500.0 | 14520.0 | 14540.0 | 14560.0 | 14580.0 | 14600.0 | 14620.0 | 14640.0 | 14660.0 | 14680.0 | 14700.0 | 14720.0 | 14740.0 | 14760.0 | 14780.0 | 14800.0 | 14820.0 | 14840.0 | 14860.0 | 14880.0 | 14900.0 | 14920.0 | 14940.0 | 14960.0 | 14980.0 | 15000.0 | 15020.0 | 15040.0 | 15060.0 | 15080.0 | 15100.0 | 15120.0 | 15140.0 | 15160.0 | 15180.0 | 15200.0 | 15220.0 | 15240.0 | 15260.0 | 15280.0 | 15300.0 | 15320.0 | 15340.0 | 15360.0 | 15380.0 | 15400.0 | 15420.0 | 15440.0 | 15460.0 | 15480.0 | 15500.0 | 15520.0 | 15540.0 | 15560.0 | 15580.0 | 15600.0 | 15620.0 | 15640.0 | 15660.0 | 15680.0 | 15700.0 | 15720.0 | 15740.0 | 15760.0 | 15780.0 | 15800.0 | 15820.0 | 15840.0 | 15860.0 | 15880.0 | 15900.0 | 15920.0 | 15940.0 | 15960.0 | 15980.0 | 16000.0 | 16020.0 | 16040.0 | 16060.0 | 16080.0 | 16100.0 | 16120.0 | 16140.0 | 16160.0 | 16180.0 | 16200.0 | 16220.0 | 16240.0 | 16260.0 | 16280.0 | 16300.0 | 16320.0 | 16340.0 | 16360.0 | 16380.0 | 16400.0 | 16420.0 | 16440.0 | 16460.0 | 16480.0 | 16500.0 | 16520.0 | 16540.0 | 16560.0 | 16580.0 | 16600.0 | 16620.0 | 16640.0 | 16660.0 | 16680.0 | 16700.0 | 16720.0 | 16740.0 | 16760.0 | 16780.0 | 16800.0 | 16820.0 | 16840.0 | 16860.0 | 16880.0 | 16900.0 | 16920.0 | 16940.0 | 16960.0 | 16980.0 | 17000.0 | 17020.0 | 17040.0 | 17060.0 | 17080.0 | 17100.0 | 17120.0 | 17140.0 | 17160.0 | 17180.0 | 17200.0 | 17220.0 | 17240.0 | 17260.0 | 17280.0 | 17300.0 | 17320.0 | 17340.0 | 17360.0 | 17380.0 | 17400.0 | 17420.0 | 17440.0 | 17460.0 | 17480.0 | 17500.0 | 17520.0 | 17540.0 | 17560.0 | 17580.0 | 17600.0 | 17620.0 | 17640.0 | 17660.0 | 17680.0 | 17700.0 | 17720.0 | 17740.0 | 17760.0 | 17780.0 | 17800.0 | 17820.0 | 17840.0 | 17860.0 | 17880.0 | 17900.0 | 17920.0 | 17940.0 | 17960.0 | 17980.0 | 18000.0 | 18020.0 | 18040.0 | 18060.0 | 18080.0 | 18100.0 | 18120.0 | 18140.0 | 18160.0 | 18180.0 | 18200.0 | 18220.0 | 18240.0 | 18260.0 | 18280.0 | 18300.0 | 18320.0 | 18340.0 | 18360.0 | 18380.0 | 18400.0 | 18420.0 | 18440.0 | 18460.0 | 18480.0 | 18500.0 | 18520.0 | 18540.0 | 18560.0 | 18580.0 | 18600.0 | 18620.0 | 18640.0 | 18660.0 | 18680.0 | 18700.0 | 18720.0 | 18740.0 | 18760.0 | 18780.0 | 18800.0 | 18820.0 | 18840.0 | 18860.0 | 18880.0 | 18900.0 | 18920.0 | 18940.0 | 18960.0 | 18980.0 | 19000.0 | 19020.0 | 19040.0 | 19060.0 | 19080.0 | 19100.0 | 19120.0 | 19140.0 | 19160.0 | 19180.0 | 19200.0 | 19220.0 | 19240.0 | 19260.0 | 19280.0 | 19300.0 | 19320.0 | 19340.0 | 19360.0 | 19380.0 | 19400.0 | 19420.0 | 19440.0 | 19460.0 | 19480.0 | 19500.0 | 19520.0 | 19540.0 | 19560.0 | 19580.0 | 19600.0 | 19620.0 | 19640.0 | 19660.0 | 19680.0 | 19700.0 | 19720.0 | 19740.0 | 19760.0 | 19780.0 | 19800.0 | 19820.0 | 19840.0 | 19860.0 | 19880.0 | 19900.0 | 19920.0 | 19940.0 | 19960.0 | 19980.0 | 20000.0 | 20020.0 | 20040.0 | 20060.0 | 20080.0 | 20100.0 | 20120.0 | 20140.0 | 20160.0 | 20180.0 | 20200.0 | 20220.0 | 20240.0 | 20260.0 | 20280.0 | 20300.0 | 20320.0 | 20340.0 | 20360.0 | 20380.0 | 20400.0 | 20420.0 | 20440.0 | 20460.0 | 20480.0 | 20500.0 | 20520.0 | 2054 |

TABLE HE-28  
AFFORDABLE HOUSING COSTS

| Income Group         | Household Income Levels |          |          |          |          |          |          |          |
|----------------------|-------------------------|----------|----------|----------|----------|----------|----------|----------|
|                      | 1-Person                | 2-Person | 3-Person | 4-Person | 5-Person | 6-Person | 7-Person | 8-Person |
| Very Low Income      |                         |          |          |          |          |          |          |          |
| Annual Income        | \$15,900                | \$18,150 | \$20,450 | \$22,700 | \$24,500 | \$26,350 | \$28,150 | \$29,950 |
| Monthly Income       | \$1,325                 | \$1,513  | \$1,704  | \$1,892  | \$2,042  | \$2,196  | \$2,346  | \$2,496  |
| Monthly Rent/Payment | \$398                   | \$454    | \$511    | \$568    | \$613    | \$659    | \$704    | \$749    |
| Low Income           |                         |          |          |          |          |          |          |          |
| Annual Income        | \$25,400                | \$29,050 | \$32,700 | \$36,300 | \$39,250 | \$42,150 | \$45,050 | \$47,950 |
| Monthly Income       | \$2,117                 | \$2,421  | \$2,725  | \$3,025  | \$3,271  | \$3,513  | \$3,754  | \$3,996  |
| Monthly Rent/Payment | \$635                   | \$726    | \$818    | \$908    | \$981    | \$1,054  | \$1,126  | \$1,199  |
| Moderate             |                         |          |          |          |          |          |          |          |
| Annual Income        | \$38,150                | \$43,600 | \$49,050 | \$54,500 | \$58,850 | \$63,200 | \$67,600 | \$71,950 |
| Monthly Income       | \$3,179                 | \$3,633  | \$4,088  | \$4,542  | \$4,904  | \$5,267  | \$5,633  | \$5,996  |
| Monthly Rent/Payment | \$954                   | \$1,090  | \$1,226  | \$1,363  | \$1,471  | \$1,580  | \$1,690  | \$1,799  |

Source: 2002 Income Limits, Department of Housing and Community Development, January 2002

Note: Affordable housing costs assume that 30 percent of gross household income is applied toward rent or house payment.

TABLE HE-29  
AFFORDABLE OWNER-OCCUPIED HOUSING COSTS

| Income Group        | Household Income Levels |           |           |           |           |           |           |           |
|---------------------|-------------------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
|                     | 1-Person                | 2-Person  | 3-Person  | 4-Person  | 5-Person  | 6-Person  | 7-Person  | 8-Person  |
| Very Low Income     |                         |           |           |           |           |           |           |           |
| Maximum Sales Price | \$54,200                | \$61,700  | \$69,700  | \$77,400  | \$83,500  | \$89,700  | \$96,000  | \$102,100 |
| Income Limit        | \$15,900                | \$18,150  | \$20,450  | \$22,700  | \$24,500  | \$26,350  | \$28,150  | \$29,950  |
| Low Income          |                         |           |           |           |           |           |           |           |
| Maximum Sales Price | \$86,600                | \$99,100  | \$111,500 | \$123,800 | \$134,000 | \$143,700 | \$153,700 | \$163,500 |
| Income Limit        | \$25,400                | \$29,050  | \$32,700  | \$36,300  | \$39,250  | \$42,150  | \$45,050  | \$47,950  |
| Moderate            |                         |           |           |           |           |           |           |           |
| Maximum Sales Price | \$130,100               | \$148,600 | \$167,400 | \$186,000 | \$200,800 | \$215,700 | \$230,600 | \$245,500 |
| Income Limit        | \$38,150                | \$43,600  | \$49,050  | \$54,500  | \$58,850  | \$63,200  | \$67,600  | \$71,950  |

Source: 2002 Income Limits, Department of Housing and Community Development, January 2002; <http://nt.mortgage101.com>

Note: Affordable housing sales prices are based on the following assumed variables: 10 percent down payment, 30-year fixed rate mortgage at 7.0 percent annual interest rate. Assignment of 30 percent of gross household income to housing costs to cover principal, interest, property taxes, homeowner's insurance and private mortgage insurance.

As shown in Table HE-28, the maximum affordable rent for a very-low income three-person household is \$511 monthly. According to Table HE-26, 167 two-bedroom dwelling units in the City rent for less than \$500, along with 26 three-bedroom units. This would indicate that at least a portion of rental units in the City is affordable to lower-income households.

The median sales price for single family homes in Orland continues to rise. As of

April 2002, the median sales price for single-family homes in the City was \$93,000. The maximum affordable sales price for a 4-person, very-low income household is \$77,400. The maximum affordable sales price for a 4-person household in the low-income group is \$123,800. This would indicate that a portion of the homes in Orland is affordable to 4-person low-income households but not very-low income households.





Another way to demonstrate the affordability of housing in Orland is to compare monthly housing costs to monthly incomes of particular households. Table HE-30 compares monthly salaries of occupations with the average monthly mortgage and rental costs to determine if income is adequate to meet housing costs. As seen in Table HE-30, people in lower-wage occupations would have to pay over the standard percentage of income for housing costs (30 percent) for the average rent and mortgage payment. Also of

interest is that the majority of occupation groups listed in Table HE-30 would have to overpay to afford the average mortgage payment. It should be noted that, for the most part, the table compares incomes of one person to average housing costs. If more than one person works per household, more households could afford housing in Orland. However, as the table points out, a household with both people in jobs paying minimum wage would have some difficulty purchasing a house in the City.

TABLE HE- 30  
INCOME AND HOUSING AFFORDABILITY  
NORTHERN COUNTIES REGION

| Occupation                          | Monthly Income <sup>1</sup> | Housing Allocation <sup>2</sup> | Median Rent | Median Home Price <sup>3</sup> | Monthly Mortgage Payment <sup>4</sup> | Monthly Rent Surplus (Deficit) | Monthly Mortgage Surplus (Deficit) |
|-------------------------------------|-----------------------------|---------------------------------|-------------|--------------------------------|---------------------------------------|--------------------------------|------------------------------------|
|                                     |                             |                                 | \$484       | \$93,000                       | \$713                                 |                                |                                    |
| Retired couple on Social Security   | \$1,794*                    | \$538                           |             |                                |                                       | \$54                           | (\$175)                            |
| Minimum wage couple (full time)     | \$2,160                     | \$648                           |             |                                |                                       | \$164                          | (\$65)                             |
| Elementary school teacher           | \$3,684*                    | \$1,105                         |             |                                |                                       | \$621                          | \$392                              |
| Secondary school teacher            | \$3,447*                    | \$1,034                         |             |                                |                                       | \$550                          | \$321                              |
| Home health aide                    | \$1,222                     | \$367                           |             |                                |                                       | (\$108)                        | (\$346)                            |
| Registered nurse                    | \$2,896                     | \$869                           |             |                                |                                       | \$385                          | \$156                              |
| Fire fighter                        | \$1,781                     | \$534                           |             |                                |                                       | \$50                           | (\$179)                            |
| Police officer                      | \$2,310                     | \$693                           |             |                                |                                       | \$209                          | (\$20)                             |
| Janitor                             | \$1,174                     | \$352                           |             |                                |                                       | (\$132)                        | (\$361)                            |
| First line supervisor, retail sales | \$1,648                     | \$494                           |             |                                |                                       | \$10                           | (\$219)                            |
| Administrative assistant            | \$1,491                     | \$447                           |             |                                |                                       | (\$37)                         | (\$266)                            |
| Farmworker (crop)                   | \$1,094                     | \$328                           |             |                                |                                       | (\$156)                        | (\$385)                            |
| Construction laborer                | \$1,557                     | \$467                           |             |                                |                                       | (\$17)                         | (\$246)                            |
| Automotive mechanic                 | \$1,669                     | \$501                           |             |                                |                                       | \$17                           | (\$212)                            |
| Maintenance/repair worker, general  | \$1,326                     | \$398                           |             |                                |                                       | (\$86)                         | (\$315)                            |
| Machinist                           | \$1,677                     | \$503                           |             |                                |                                       | \$19                           | (\$210)                            |
| Carpenter                           | \$2,099                     | \$630                           |             |                                |                                       | \$146                          | (\$83)                             |
| Computer programmer                 | \$1,989                     | \$597                           |             |                                |                                       | \$113                          | (\$116)                            |
| Accountant, auditor                 | \$2,357                     | \$707                           |             |                                |                                       | \$223                          | (\$6)                              |
| Civil engineer                      | \$3,742                     | \$1,123                         |             |                                |                                       | \$639                          | \$410                              |

Sources: California Employment Development Department (EDD), Social Security Administration, <http://nt.mortgage101.com>.

1. Based upon 40-hour work week for 4 weeks (160 hours) at entry-level wage, unless otherwise noted.

2. Assumes 30 percent of annual income is allocated to housing costs.

3. As of April 2002.

4. Based upon 30-year fixed loan with a 6 percent interest rate and 5% down payment.

\* Average monthly income.





## Housing Vacancy

Vacancy trends in housing are analyzed using a “vacancy rate” which establishes the relationship between housing supply and demand. For example, if the demand for housing is greater than the supply, then the vacancy rate is probably low and the price of housing will most likely increase. According to “Raising the Roof, California Housing Development Projections and Constraints, 1997-2020”, the desirable vacancy rate in a community is considered to be 5 percent. Generally, when the vacancy rate drops below 5 percent, the demand for housing exceeds the supply of housing. Subsequently, prospective buyers and renters may experience an increase in housing costs.

Table HE-31 shows the vacancy rates by type of housing in Orland. According to the 2000 Census, the vacancy rate for Orland was 5.2 percent. Specifically, vacancy rates were 1.9 percent for owner housing units and 4.5 percent for rental housing units. Generally, both owner and renter vacancy rates for Orland have been low, although both rates increased from 1990. Glenn County had an 8.1 percent vacancy rate for all housing units.

**TABLE HE- 31**  
**HOUSEHOLD VACANCY STATUS**

|                                               | Orland      |         | Glenn County  |         |
|-----------------------------------------------|-------------|---------|---------------|---------|
|                                               | Number      | Percent | Number        | Percent |
| Vacant Housing Units                          | 119         | 5.2     | 810           | 8.1     |
| For rent                                      | 41          | 1.8     | 298           | 3.0     |
| For sale only                                 | 26          | 1.1     | 88            | 0.9     |
| Rented or sold, not occupied                  | 8           | 0.3     | 108           | 1.1     |
| For seasonal, recreational, or occasional use | 10          | 0.4     | 142           | 1.4     |
| For migrant workers                           | 0           | 0.0     | 14            | 0.1     |
| Other vacant                                  | 34          | 1.5     | 160           | 1.6     |
| <b>Vacancy Rate</b>                           | <b>City</b> |         | <b>County</b> |         |
| Owner*                                        | 1.9%        |         | 1.5%          |         |
| Rental*                                       | 4.5%        |         | 8.2%          |         |
| Total                                         | 5.2%        |         | 8.1%          |         |

Source: 2000 Census

Note: \* uses only “for rent and for sale vacant housing units and does not include rented or sold not occupied, for seasonal, recreational, or occasional use, for migrant workers, or other vacant in calculation.

According to information provided by ABC Property Management and Land Office Realty, vacancies rates for their properties are continuously at zero percent. These agencies also state that there is a significant shortage of rental units in Orland.

## 4.6 SPECIAL HOUSING NEEDS

Household groups with special needs include seniors, mentally and physically disabled persons, large family households, female-headed households, agricultural workers, and homeless persons. Households with special housing needs often have greater difficulty in finding decent and affordable housing. As a result, these households may experience a higher prevalence of overpaying, overcrowding, and other housing problems.

### Senior Households and Housing

Seniors may have special housing needs resulting primarily from physical disabilities and limitations, fixed income, and health care costs. Additionally, senior households also have other needs to preserve their independence including protective services to maintain their health and safety, in-home support services to perform activities of daily living, conservators to assist with financial affairs including management of estate issues and networks of care to provide a wide variety of services, and daily assistance.

In 1990, 856 persons in Orland were 65 years and older. According to the 2000 Census, the City had 828 persons 65 years old or older, as shown in Table HE-32. Seniors account for 13.2 percent of the total population in the City. The majority of the senior population in the City is female, representing 58.2 percent of the senior population. Seniors over 80 years of age represent 28.9 percent of the total senior persons in the City. In addition, 622 of the occupied housing units in Orland are occupied by seniors, which accounts for 28.4 percent of the total occupied units. Of the



# Financial Summary

The University of Chicago has a long history of financial success. In 1974-1975, the University's total income was \$100,000,000, a 10% increase over the previous year. This increase was due to a combination of factors, including a 5% increase in tuition, a 3% increase in research income, and a 2% increase in other income. The University's expenses were \$95,000,000, leaving a surplus of \$5,000,000. This surplus was used to fund the University's various programs and to pay off its debt.

The University's financial success is a result of its commitment to excellence in education and research. The University's faculty is one of the best in the world, and its students are among the most talented. The University's facilities are state-of-the-art, and its programs are world-class. The University's financial success is a testament to its commitment to excellence.

TABLE 1  
UNIVERSITY OF CHICAGO  
FINANCIAL SUMMARY

| Category       | 1974-1975     | 1973-1974    |
|----------------|---------------|--------------|
| Total Income   | \$100,000,000 | \$90,000,000 |
| Tuition        | \$50,000,000  | \$47,500,000 |
| Research       | \$25,000,000  | \$23,750,000 |
| Other          | \$25,000,000  | \$23,750,000 |
| Total Expenses | \$95,000,000  | \$90,000,000 |
| Surplus        | \$5,000,000   | \$0          |

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units occupied by seniors, approximately 76.2 percent are owner-occupied and 23.8 percent are renter-occupied.

**TABLE HE-32**  
**SENIOR POPULATION**

| Year | Population | Total Percent Change | Annual Percent Change |
|------|------------|----------------------|-----------------------|
| 1980 | 1,025      | --                   | --                    |
| 1990 | 856        | -16.5                | -1.6                  |
| 2000 | 828        | -3.3                 | -0.3                  |

Source: 1980, 1990, 2000 U.S. Census

Located in the City are two residential care facilities for seniors. Table HE-33 lists these facilities.

**TABLE HE- 33**  
**SERVICES FOR THE ELDERLY**

| Facility Name         | Address      | Capacity   | Service          |
|-----------------------|--------------|------------|------------------|
| Swift House           | 54 Swift St. | 7 persons  | Residential Care |
| Orangewood Guest Home | 900 5th St.  | 10 persons | Residential Care |
| Orangewood II         | 431 Yolo St. | 12 persons | Residential Care |

Sources: State of California Community Care Licensing Division, October 15, 2002.

Although the senior population in Orland has declined between 1980 and 2000, this decline is not expected to continue. Several members of the 60-64 age group in the 2000 U.S. Census have now reached age 65 (see Table HE-7). In addition, members of the rapidly expanding 45-54 age group will reach retirement age in the more distant future. Therefore, it is expected that the number of senior citizens in Orland will increase.

Assuming a 2.2 percent growth rate (see Table HE-6) and the same current proportion between the senior population and the total population, it is projected that Orland will have approximately 101 additional seniors from 2003 to 2008. According to the 2000 Census, the City had an average of 1.33 persons per senior household. Therefore, it can be calculated that the City will need

approximately 76 additional housing units to accommodate seniors by the year 2008. This calculates into approximately 15 housing units per year, or 18.8 percent of the adjusted RHNA units needed.

### Disabled Persons

According to the California Government Code, a "disability" includes, but is not limited to, any physical or mental disability as defined in Section 12926. A "mental disability" involves having any mental or psychological disorder or condition, such as mental retardation, organic brain syndrome, emotional or mental illness, or specific learning disabilities that limits a major life activity. A "physical disability" involves having any physiological disease, disorder, condition, cosmetic disfigurement, or anatomical loss that affects body systems including neurological, immunological, musculoskeletal, special sense organs, respiratory, speech organs, cardiovascular, reproductive, digestive, genitourinary, hemic and lymphatic, skin, and endocrine. In addition, a mental or physical disability limits major life activities by making their achievement difficult, including physical, mental and social activities and working.

Table HE-34 shows the number of disabled persons in the City of Orland. According to 2000 Census information, approximately 1,349 persons age five and over have a disability, which represents approximately 21.5 percent of the total City population. Of the 803 persons with a disability ages 21 to 64 in the City, approximately 39.5 percent (317 persons) are employed. Males make up the majority of disabled persons in the City, representing 52.9 percent of the disabled population.





TABLE HE-34  
DISABLED PERSONS

| Age Group             | Male       | Female     | Total        |
|-----------------------|------------|------------|--------------|
| 5 to 15 years         | 58         | 14         | 72           |
| 16 to 20 years:       | 37         | 14         | 51           |
| Employed              | 18         | 0          | 18           |
| Not employed          | 19         | 14         | 33           |
| 21 to 64 years:       | 432        | 371        | 803          |
| Employed              | 161        | 156        | 317          |
| Not employed          | 271        | 215        | 486          |
| 65 to 74 years        | 80         | 79         | 159          |
| 75 years and over     | 106        | 158        | 264          |
| <b>Total Disabled</b> | <b>713</b> | <b>636</b> | <b>1,349</b> |

Source: 2000 Census

Physical, mental and/or developmental disabilities could prevent a person from working, restrict a person's mobility, or make caring for one's self difficult. Therefore, disabled persons often require special housing needs related to potential limited earning capacity, the lack of accessible and affordable housing, and higher health costs associated with disabilities. Additionally, people with disabilities require a wide range of different housing, depending on the type and severity of their disability. Housing needs can range from institutional care facilities to facilities that support partial or full independence (i.e., group care homes). Supportive services such as daily living skills and employment assistance need to be integrated in the housing situation. The disabled person with a mobility limitation requires housing that is physically accessible. Examples of accessibility in housing include widened doorways and hallways, ramps, bathroom modifications (i.e., lowered countertops, grab bars, adjustable shower heads, etc.) and special sensory devices including smoke alarms and flashing lights.

The 2000 Census categorized six types of disabilities: sensory disability, physical disability, mental disability, self-care disability, go-outside-home disability, and employment disability. A disability is defined as a mental, physical, or health condition that lasts over six months. According to the 2000 Census, 566 persons age 16 to 64 had a work disability,

approximately 12.4 percent of the population over 15 years of age. Further, 586 persons over 15 years of age had a go-outside-home disability and 192 persons had a self-care limitation. Some of these persons may have both types of disabilities, but the number is unknown. Approximately 34.0 percent of the persons with a go-outside-home disability (199 persons) and 35.4 percent of the persons with a self-care disability (68 persons) were seniors.

According to the 2000 Census, 13 persons in the City reside in "nursing homes", all age 65 years old or older. Nursing homes are defined as skilled-nursing facilities, intermediate-care facilities, long-term care rooms in wards or buildings on the grounds of hospitals, or long-term care rooms/nursing wings in congregate housing facilities. Also included are nursing, convalescent, and rest homes.

In order to accommodate persons with disabilities, residential care facilities of six or less adults or children are allowed in the City's residential zones by right. In addition, residential care facilities with more than six adults or children are permitted in the R-3 Residential Multiple-Family zone and the R-4 Apartment-Professional zone in the City with a conditional use permit. They are also allowed in any other zone on special findings of compatibility and suitability in particular locations, and subject to use permit approval and conformity with applicable state and local regulations (Orland Municipal Code Section 17.76.140). No special design or permitting standards have been established for residential care facilities other than the required conditional use permits. The use permits do not have any special provisions required for the development of a residential care facility. Two residential care facilities are located in the City, which provide assistance to persons 60 years of age and older and to persons with disabilities (see Table HE-33).





During the 2003-2008 time period, it is projected that Orland will have approximately 113 additional persons ages 5 to 64 with a disability, assuming a 2.2 percent growth rate and the same current proportion between the senior population and the total population. Persons over 65 with a disability are counted as part of the senior household projections. According to the 2000 Census, the City had an average of 2.86 persons per household. Therefore, it can be calculated that between 2003 and 2008, the City will have approximately 40 additional households with a disabled person, assuming only one disabled person per household.

The City of Orland incorporates the Federal Fair Housing Act, the California Fair Employment and Housing Act of 1964, and the Americans with Disabilities Act (ADA) as supported in Title 24 of the California Government Code, as a part of its building requirements. These three statutes address the fair housing and building standards adhered to by the City, for persons with disabilities. In addition, the City has adopted the latest version of the California Building Code, in which Chapter 11 sets forth standards for accessibility of buildings or portions of buildings to persons with disabilities. Section 6, Housing Constraints, contains a more detailed discussion of City governmental regulations and procedures as they pertain to housing for disabled persons.

### Female Headed Households

Single parent households are households with children under the age of 18 at home and include both male and female-headed households. These households generally have a higher ratio between their income and their living expenses. That is, living expenses take up a larger share of income than is generally the case in two-parent households. Therefore, finding affordable, decent, and safe housing is often more difficult for single

parent and female headed households. Additionally, single parent and female-headed households have special needs involving access to daycare or childcare, health care, and other supportive services.

According to the 2000 Census, 331 households in the City of Orland are headed by single parents with children under the age of 18, representing 15.1 percent of all households. The majority of single parent households in the City of Orland are female-headed. There are 217 households, approximately 65.6 percent of all single-parent households, that are female-headed. There are 114 single-parent households in the City that are headed by a male with no female present and having related children under the age of 18 present in the home. This is one of the fastest growing household groups, with an increase of 93.2 percent between 1990 and 2000 (see Table HE-18).

Assuming a 2.2 percent growth rate and the same current proportion between the single parent households and the total households, there will be an additional 40 single-parent households in the City requiring housing during the 2003-2008 time period. Of these additional households, approximately 26 will be female-headed households. This will necessitate approximately 8 additional housing units per year through 2008, or 9.9 percent of the total adjusted RHNA units needed.

### Large Family Households

Large family households are defined as households containing five or more persons. Large family households are considered a special needs group because there is limited supply of adequately sized housing to accommodate their needs. The more persons in a household, the more rooms are needed to accommodate that household. Specifically, a five-person household would require three or four bedrooms, a six-person household would require four bedrooms, and a seven-person





household would require four to six bedrooms.

Table HE-35 provides figures for large households and large housing units in Orland. According to the 2000 Census, approximately 16.3 percent of all households in Orland include five or more persons (357 households). There were 874 occupied housing units in the City of three or more bedrooms. There were 217 large owner households and 874 owner housing units of

three or more bedrooms. In addition, there were 107 large renter households and 172 rental housing units of three or more bedrooms in the City. Large rental units of four or more bedrooms represent only 1.2 percent (27 units) of the Orland housing stock, while renter households of seven or more persons represent 1.9 percent (43 households) of the City's households. This would indicate a shortage of housing units designed for large renter households.

TABLE HE-35  
LARGE HOUSEHOLDS AND HOUSING UNITS

| Household Size   | Number | % Of Total | Number of Bedrooms | Number of Units | % of Total |
|------------------|--------|------------|--------------------|-----------------|------------|
| Owner Units      |        |            |                    |                 |            |
| 5-Person         | 137    | 6.2        | 3-Bedrooms         | 755             | 34.0       |
| 6-Person         | 61     | 2.7        | 4-Bedrooms         | 111             | 5.0        |
| 7-Person or more | 19     | 0.9        | 5-Bedrooms or more | 8               | 0.4        |
| Total            | 217    | 9.8        | Total              | 874             | 39.3       |
| Renter Units     |        |            |                    |                 |            |
| 5-Person         | 40     | 1.8        | 3-Bedrooms         | 176             | 7.9        |
| 6-Person         | 57     | 2.6        | 4-Bedrooms         | 18              | 0.8        |
| 7-Person or more | 43     | 1.9        | 5-Bedrooms or more | 9               | 0.4        |
| Total            | 140    | 6.3        | Total              | 203             | 9.1        |

Source: 2000 Census

Assuming a 2.2 percent growth rate and the same current proportion between the large family households and the total households, there will be an additional 44 large family households in the City requiring housing during the 2003-2008 period. This calculates to approximately nine large households per year and a total of 418 large households by 2008 in Orland.

With approximately 46.0 percent of the total housing in the City consisting of at least three bedrooms, there does not appear to be a housing shortage for large households in Orland. However, as noted earlier, the incidence of overcrowding has increased from 8.4 percent of total households in 1990 to 12.5 percent in 2000 (see Table HE-21). As Table HE-35 shows, there are a greater number of large family renter households of six persons or more than there are rental units of adequate size to accommodate them (four bedrooms or more). Moreover, there are

more three- and four-bedroom owner units than there are five- or six-person households living in such units. This indicates that there are many large households in Orland that do not have access to houses of adequate size. Reasons may include lack of sufficient income to afford a home and lack of available rental housing of adequate size.

#### Agricultural Workers

Agricultural workers earn their primary income through permanent or seasonal agricultural labor. According to the 2000 Census, 14.0 percent of all employed persons in Orland (336 persons) work in the farming, forestry, and fishing occupation (see Table HE-10). The number of persons employed in this occupation has increased by 40.0 percent since 1990.

Data concerning migrant farmworkers in the area are difficult to quantify. The 1997 *Census of Agriculture* indicates that 5,527 workers were



This is the first time in the history of the City of Chicago that the City has been able to maintain a balanced budget for the entire year. The City has been able to do this by implementing a number of cost-saving measures, including the elimination of the City's pension plan, the elimination of the City's health plan, and the elimination of the City's dental plan. The City has also been able to maintain a balanced budget by increasing the City's revenue, including the elimination of the City's property tax, the elimination of the City's sales tax, and the elimination of the City's income tax.

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## Table 1

Table 1: Summary of the City's Budget

| Category           | 2011-2012 Budget | 2010-2011 Budget |
|--------------------|------------------|------------------|
| Operating Expenses | \$1.2 billion    | \$1.1 billion    |
| Capital Expenses   | \$0.5 billion    | \$0.4 billion    |
| Debt Service       | \$0.3 billion    | \$0.2 billion    |
| Reserve Fund       | \$0.1 billion    | \$0.1 billion    |
| Total              | \$2.1 billion    | \$1.8 billion    |

The City's budget for 2011-2012 is \$2.1 billion, which is an increase of \$0.3 billion from the 2010-2011 budget. The increase is primarily due to the elimination of the City's pension plan, the elimination of the City's health plan, and the elimination of the City's dental plan. The City has also been able to maintain a balanced budget by increasing the City's revenue, including the elimination of the City's property tax, the elimination of the City's sales tax, and the elimination of the City's income tax.

## Table 2

The City's budget for 2011-2012 is \$2.1 billion, which is an increase of \$0.3 billion from the 2010-2011 budget. The increase is primarily due to the elimination of the City's pension plan, the elimination of the City's health plan, and the elimination of the City's dental plan. The City has also been able to maintain a balanced budget by increasing the City's revenue, including the elimination of the City's property tax, the elimination of the City's sales tax, and the elimination of the City's income tax.

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hired by farms in Glenn County. Of these workers, 3,797 worked for less than 150 days. Many of these workers were likely migrant farmworkers. However, this number may be overstated, as the *Census of Agriculture* counts one worker employed at two farms twice. The 2000 Census indicates that 14 vacant housing units in Glenn County were available for migrant workers. However, no such units were available in the City of Orland (see Table HE-31).

Assuming a 2.2 percent growth rate and the same current proportion between persons employed in agriculture and total employed persons, it is projected that Orland will have approximately 51 additional agricultural workers living in the City during the 2003-2008 time period, for a total of 401 agricultural workers by 2008. Therefore, it can be calculated that the City will need approximately 18 additional housing units to accommodate agricultural workers by the year 2008, representing 4.5 percent of the total adjusted RHNA units need.

Farmworker housing is currently allowed by right in agricultural zones in Orland. In addition, multifamily units that could be used for farmworker housing are allowed by right in Apartment-Professional (R-4) zones. A proposed update of the City's Zoning Ordinance would allow multifamily units by right in a Multiple Family-Professional (R-3) zone.

### Homeless Persons

Homeless individuals and families have perhaps the most immediate housing need of any group. They also have one of the most difficult sets of housing needs to meet, due to both the diversity and complexity of the factors that lead to homelessness, and to community opposition to the siting of facilities that serve homeless clients. California State Law requires that Housing

Elements estimate the need for emergency shelter for homeless people.

The City of Orland does not have any homeless shelters. The closest homeless shelter and services for the homeless individuals and families are located in the City of Chico. Emergency shelters in the City are allowed in the Public Facilities (PF) zone as an administratively permitted use. There are approximately 70 acres within the city limits that are zoned PF. However, most of this acreage is already occupied by other uses. The City has not set aside any specific sites for homeless or transitional shelters.

The Colusa-Glenn-Trinity Community Action Agency (CAA) is a division of the Glenn County Human Resource Agency (HRA). For fiscal year 2002/2003, the CAA received Federal Emergency Management Agency (FEMA) funding to serve an estimated 43 Glenn County clients with emergency sheltering and 2,200 clients with supplemental food assistance. The housing assistance to homeless persons takes the form of short-term vouchers to stay in local motels. Since 1985, HRA has provided services through funding from FEMA. HRA was unable to provide data on the number of clients that live in Orland.

The Chico Community Shelter Partnership (CCSP) operates the 150-bed Torres Community Shelter in Chico. Overnight-stay housing only is provided to homeless individuals for a maximum of 180 nights per person per year. Meals are also provided at the shelter. All adult homeless persons and accompanied minors, regardless of county of origin, are provided services at this facility. Funds primarily by the Federal Emergency Shelter Grant (FESG) and FEMA programs provide the operating budget for the shelter. The CCSP was unable to provide an estimate of the number of persons served that came from Orland.



It is the duty of the physician to see that his patient is properly educated.

The first of these is the patient's education. The patient should be educated in the proper use of his body and mind. The patient should be educated in the proper use of his time and money. The patient should be educated in the proper use of his health. The patient should be educated in the proper use of his family. The patient should be educated in the proper use of his community. The patient should be educated in the proper use of his country. The patient should be educated in the proper use of his world.

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## 5. ADEQUATE SITES

This section provides the inventory of vacant land that is available in the City of Orland for both multifamily and single family residential development. Table HE-36 shows the available amount of vacant land for each type of residential development, based upon the residential designations in the City of Orland General Plan. General Plan designations are used instead of zoning designations, as the City recently updated its Zoning Ordinance, which included changes to zoning designations from the previous ordinance. The PF designation is included, as it allows for homeless or transitional shelters.

**TABLE HE-36**  
**VACANT RESIDENTIAL LAND**  
**CHARACTERISTICS**

| General Plan Designation | Vacant Acres <sup>1</sup> | Dwelling Units per Acre | Maximum Number of Units | Net Number of Units <sup>2</sup> |
|--------------------------|---------------------------|-------------------------|-------------------------|----------------------------------|
| RE-5                     | 75.61                     | 2                       | 151                     | 136                              |
| R-L                      | 224.91                    | 6.0                     | 1,349                   | 1,215                            |
| R-M                      | 9.98                      | 10.0                    | 100                     | 90                               |
| R-H                      | 13.61                     | 15.0                    | 204                     | 184*                             |
| P-F                      | 70.1                      | N/A                     | N/A                     | N/A                              |
| <b>Total</b>             | <b>394.21</b>             | <b>--</b>               | <b>1,804</b>            | <b>1,625</b>                     |

N/A – Not applicable

\* See Section 5.1 below.

1) Includes lands designated agricultural and rural residential.  
2) A correction factor of 0.90 was applied to the maximum number of units to reflect typical development densities, allowing for infrastructure and setback requirements. Correction factor based upon a sample of recent residential development.

Source: PMC

### 5.1 AVAILABLE MULTIFAMILY SITES

Figure HE-1 shows the vacant sites available for residential development within the city of Orland, as well as potential constraints upon development of these sites. The Non-Governmental Constraints section of this Housing Element discusses these potential constraints in more detail. Orland currently has approximately 23.5 acres of vacant land designated to accommodate multifamily development within the City limits. The total

number of multifamily units that could be developed on available sites is 274, based upon a 90 percent holding capacity (0.90 correction factor allowing for infrastructure and setback requirements) of maximum units allowed by each General Plan designation. The vacant multiple family sites are generally located adjacent to existing developed land, thereby making infrastructure available.

There are 16 parcels that have been designated for high-density housing, and two parcels for medium-density housing. The sizes of these parcels are as follows:

R-M (Medium density)

- 0-1 acre: 1
- Greater than 1 acre: 1

R-H (High density)

- 0-1 acre: 11
- Greater than 1 acre: 5

The larger of the medium density parcels is 9.23 acres, while the largest high-density parcel 3.93 acres. Parcels smaller than one acre are less likely to be developed for higher-density housing, given the need for facilities such as parking spaces. This need would also limit the number of units that could be constructed. Therefore, while the number of units that could be constructed on land designated for medium density residential use would be similar to the total presented in Table HE-36, the number of units on land designated for high density residential use would be less, because of the predominance of designated parcels less than one acre in size. In addition, one of the high-density parcels will be used for an approved farmworker housing project, while another has been purchased by the Glenn County Department of Education for a charter high school. A few of the smaller parcels are proposed for single-family residential development. Therefore, the net number of high-density residential units would likely be considerably less – within the range of 50-60





units. This makes the total number of net housing units approximately 1,401, which still exceed the adjusted RHNA total target. However, the reduced number of high-density units could make it difficult for the City to meet very low and low income RHNA targets.

It should be noted that the Orland General Plan has designated approximately 43 acres of land outside the City limits for medium density residential use. Several of these parcels are located adjacent to or in the immediate vicinity of the Orland city limits, making them likely candidates for annexation in the near future. Also, the City has recently adopted an updated Zoning Ordinance, provisions of which allow multifamily units in a Neighborhood Commercial (C-1) zone with a Conditional Use Permit, and multifamily units in a Community Commercial (C-2) zone on the second floor only either administratively or with a Conditional Use Permit. The densities that would be allowed for multifamily units in these commercial zones would be similar to those allowed on parcels designated R-H by the General Plan. Parcels zoned C-1 are limited in number and small in size, and therefore are not likely to yield any significant number of housing units for lower-income households. C-2 parcels are more common in the City, concentrated in downtown Orland and along the City's two main roadways, Sixth Street (old Highway 99W) and Walker Street (State Route 32). Some of the buildings in downtown Orland are more than one story, and therefore could potentially be a source of housing for seniors and lower-income households. However, realization of this potential would likely require a significant expenditure of funds to rehabilitate the buildings and bring them into compliance with applicable building codes and other regulations (e.g., Americans With Disabilities Act). Another significant obstacles would be to bring these second stories into compliance with current seismic retrofitting requirements

The Zoning Ordinance also contains a Planned Development (P-D) zone that allows flexibility in development design, including the placement of higher-density housing units. However, the P-D design must be consistent with the underlying General Plan designation for the property.

## 5.2 AVAILABLE SINGLE FAMILY SITES

The majority of vacant land in the City is designated Low Density Residential (R-L) which permits 6.0 units per acre. There are approximately 225 vacant acres in the R-L designation, allocating a maximum of 1,349 units or a net number of 1,215 units using a 0.90 correction factor. The Residential Estates (RE-5) designation has approximately 76 vacant acres, which if fully developed would contribute 136 net units to the City's housing stock. Infrastructure is available for all vacant residential acreage within the City limits. There is a total potential for 1,351 single family dwelling units and 274 multifamily dwelling units, based upon current General Plan designations in the City.

## 5.3 PENDING RESIDENTIAL DEVELOPMENT

**Table HE-37** identifies the residential development projects that are pending in the City of Orland as of July 2003. Completion of these projects will provide 324 new housing units in the City. The total adjusted RHNA goal for the City is 391 units, of which 261 are for above-moderate income households and 25 are for moderate-income households. Of the pending residential units, 33 are specifically set aside for lower income households, particularly for farmworkers. This would leave 291 residential units potentially available for moderate and above-moderate income households. If it is assumed that all these units are constructed at market rate, which is a reasonable assumption, the





completion of these projects would satisfy the RHNA goal for these households during the 2003-2008 Housing Element planning period.

The City anticipates that the required number of affordable housing units can be developed under existing allowable residential densities (see Section 7, Housing Constraints). The De Soto project listed in Table HE-37 above would provide 33 units of farmworker housing at a density of 11 dwelling units per acre, which is just under the maximum allowable density of 12 units per acre for land designated for high-density residential uses. This project would be developed by the Community Housing Improvement Program (CHIP), a nonprofit housing development agency. CHIP has also been involved in

several “sweat equity” single family residential housing projects in Orland. Under this program, 27 single family residences were built in 1998 and 20 in 1999. After a three-year hiatus, 7 more residences were built in the first six months of 2003. Given the amount of activity in the City by CHIP in recent years, it appears that the City can provide housing units for low and very low income groups in accordance with RHNA targets.

TABLE HE-37  
PENDING RESIDENTIAL PROJECTS – JULY 2003

| Housing Units                  |               |        | Acres | Notes                                                                     |
|--------------------------------|---------------|--------|-------|---------------------------------------------------------------------------|
| Project                        | Type          | Number |       |                                                                           |
| Villa La Michele (Crosspointe) | Single-family | 151    | 40    | Application in process. Requires annexation by the City.                  |
| Evergreen                      | Single-family | 42     | 10    | Application in process.                                                   |
| Blair Estates                  | Single-family | 37     | 9     | Tentative map approved 1993, expired. Application for new map in process. |
| De Soto Apts.                  | Multifamily   | 33     | 3     | Approved March 2002.                                                      |
| Priebs                         | Multifamily   | 61     | 7     | Application received. Requires rezone.                                    |
| Total                          |               | 324    | 69    |                                                                           |

Source: City of Orland





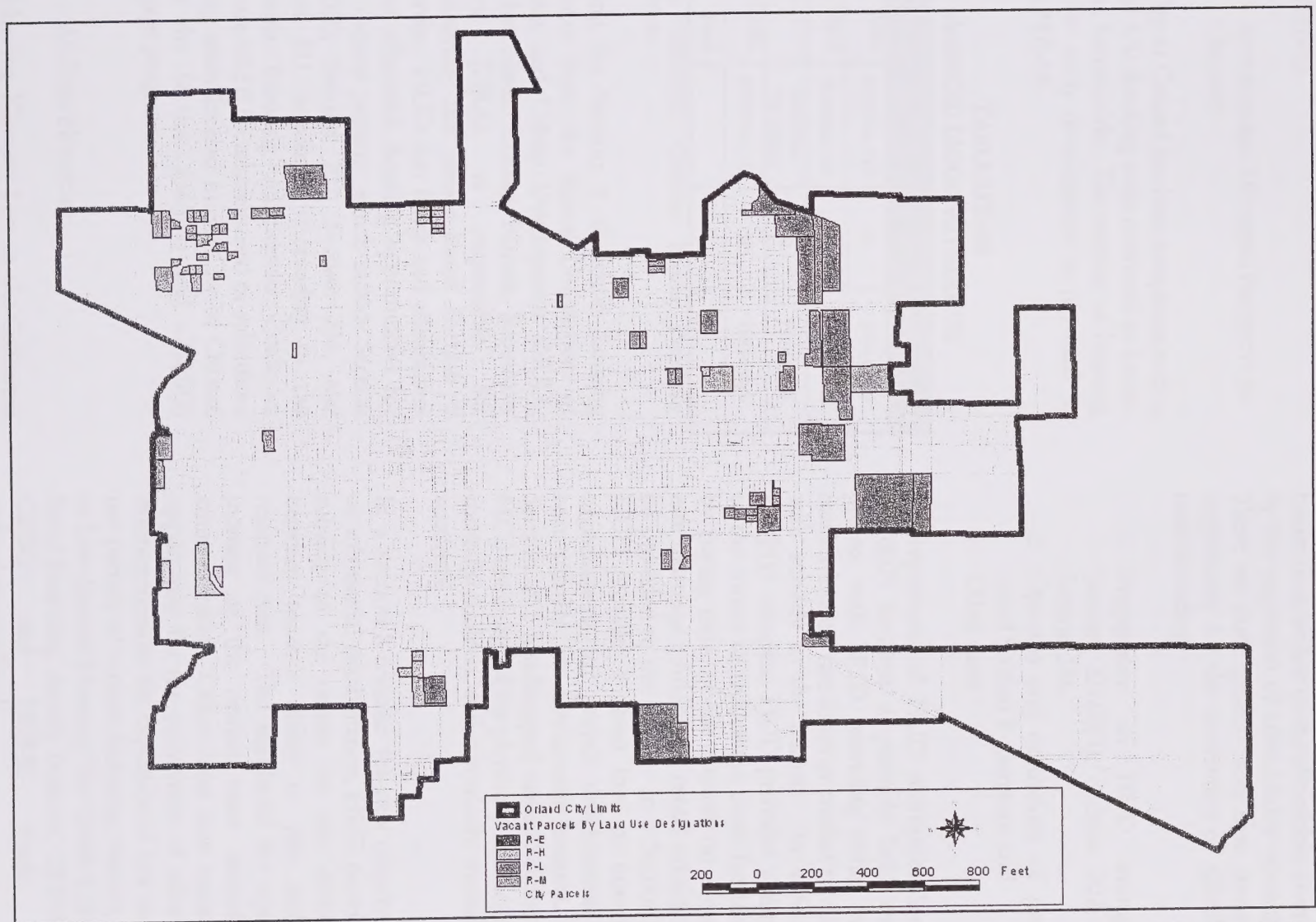


FIGURE HE-1  
VACANT LANDS IN THE CITY OF ORLAND



Fig. 1. Map of the study area showing the location of the study site (indicated by a star) and the surrounding area.



## 6. HOUSING RESOURCES AND INCENTIVES

### 6.1 AFFORDABLE HOUSING PROJECTS IN ORLAND

The City of Orland has four complexes with a total of 170 dwelling units restricted to lower-income households. The number of housing units for each development is provided in Table HE-38.

**TABLE HE-38**  
**ASSISTED HOUSING PROJECTS**

| Name                | Type                  | Assisted Units | Term of Affordability |
|---------------------|-----------------------|----------------|-----------------------|
| Orland Arbor Apts.  | RCD Sec. 515          | 38             | No set date           |
| Orland Manor Apts.  | RCD Sec. 515          | 44             | No set date           |
| Newport Village     | RCD Sec. 515, seniors | 40             | No set date           |
| Shasta Garden Apts. | RCD Sec. 515          | 48             | No set date           |
| <b>Total</b>        |                       | <b>170</b>     |                       |

Sources: USDA/RD, California Housing Partnership Corporation.

Funding for Section 8 affordable housing originates from the federal Department of Housing and Urban Development (HUD), and the Glenn County Human Resources Agency (HRA) is responsible for administering the project-based Section 8 properties. HUD also funds and administers various affordable housing opportunities for lower income persons, which include Section 221(d)(3), Section 202, Section 236, and Section 811 housing. According to the California Housing Partnership Coalition, there are 60 HUD administered or subsidized housing units located in the City of Orland, under the Section 236(j)(1) and 221(d)(3) mortgage program.

### 6.2 AT-RISK HOUSING

The Housing Element Law in the California Government Code (Section 65583) requires all jurisdictions to include a study of all low-

income housing units which may at some future time be lost to the affordable inventory by the expiration of affordability restrictions. There are three general cases that create the opportunity for the conversion of affordable units including:

1. Prepayment of HUD mortgages Section 221(d)(3), Section 202, and Section 236;
2. Opt-outs and expirations of project based Section 8 contracts; and
3. Other cases

A prepayment of HUD mortgages Section 221(d)(3) involves a privately held owned project with HUD providing either below market interest rate loans or market rate loans with subsidy to the tenants. In a Section 236(j)(1) complex, HUD provides assistance to the owner to reduce the costs for tenants by paying most of the interest on a market rate mortgage. Additional rental subsidy may be provided to the tenant. In a Section 202, HUD provides a direct loan to non-profit organizations for project development and rent subsidy for low-income tenants. All Section 202 handicapped units (Section 202 H.C.) are designed for physically handicapped, mentally disabled, and chronically mentally ill residents.

In a Section 8 contract for new construction or substantial rehabilitation, HUD provides a subsidy to the owner for the difference between tenant's ability to pay and the contract rent. The likelihood for opt-outs increase as the market rents exceed the contract rents. Other cases that create the opportunity for the conversion of affordable housing includes the expiration of low income use periods of various financing sources, such as Low Income Housing Tax Credit (LIHTC), bond financing, density bonuses, CHFA and CDBG and HOME funds, and redevelopment funds.





A previous assisted housing project in Orland, Kevin Arms, opted out on July 15, 1996. All 10 units of the projects were lost to the affordable housing unit inventory. The Orland Arbor and Orland Manor affordable housing units are technically at risk of losing affordability restrictions during the Housing Element planning period. However, the Orland Arbor property is in process of transfer to a non-profit housing agency, Eskaton Housing, which specializes in seniors' housing. This transfer will effectively ensure housing assistance in perpetuity. Orland Manor is technically at-risk, but due to low levels of subsidy, it is not attractive to non-profit buyers that might wish to purchase it to preserve the assisted housing in perpetuity. The current owner has not yet filed a notice of intent to pre-pay the USDA Section 515 mortgage. However, one of several potential buyers is likely to purchase the property in 2003, with all rental restrictions in place for a minimum 20-year period from date of purchase (Jack Mahan, USDA-RD, pers. comm., 2003). One of the other assisted housing projects that are listed in Table HE-38 is potentially at risk of losing affordability restrictions during the Housing Element planning period. This is discussed in the following section.

### 6.3 COST ANALYSIS

State Housing Element law requires that all Housing Elements include additional information regarding the conversion of existing, assisted housing developments to other non-low income uses (Statutes of 1989, Chapter 1452). This was the result of concern that many affordable housing developments throughout the country were going to have affordability restrictions lifted because their government financing was soon to expire or could be pre-paid. Without the sanctions imposed due to financing restrictions, affordability of the units could no longer be assured.

The one federally assisted housing project in Orland that is potentially at risk during the planning period of this Housing Element (2003-2008) is Orland Manor, a 44-unit project. As previously mentioned, the project is likely to be purchased during 2003 with current rental restrictions in place for 20 years. However, since a purchase has not yet been assured, a cost analysis to preserve Orland Manor housing is included as a component of this Housing Element.

In order to provide a cost analysis of preserving "at-risk" units, costs must be determined for rehabilitation, new construction or tenant-based rental assistance.

- 1) *Rehabilitation* – The primary factors used to analyze the cost of preserving low-income housing include: acquisition, rehabilitation and financing. Actual acquisition costs depend on several variables such as condition, size, location, existing financing and availability of financing (governmental and market). Table HE-39 provides estimated per unit preservation costs for Orland. The acquisition costs are based upon the recent acquisition of the 38-unit Orland Arbor apartments by Eskaton Housing, with the assistance of HOME grant funds obtained by the City in the amount of \$467,000. Rehabilitation and financing costs are based upon figures from Yolo County, a northern California county that has a predominantly rural character. Contacts with local contractors did not yield any information about rehabilitation costs in Orland, although one contractor revealed that rehabilitation costs for multifamily units are usually greater than single family units, since demolition and rearrangement of individual units are typically associated with such work (Chris Lapp, pers. comm.).





TABLE HE-39  
REHABILITATION COSTS

| Cost Type       | Cost per Unit |
|-----------------|---------------|
| Acquisition     | \$12,290      |
| Rehabilitation  | \$8,500       |
| Financing/Other | \$10,000      |
| Total           | \$31,400      |

Sources: City of Orland, Yolo County Housing Element

- 2) *New Construction/Replacement* – New construction implies construction of a new property with the same number of units and similar amenities as the one removed from the affordable housing stock. The construction of new housing can vary greatly, depending on factors such as location, density, unit sizes, construction materials and on-site and off-site improvements. Table HE-40 provides an estimate of new construction costs for a typical apartment in Orland. New construction costs are based upon a construction cost of \$95 per square foot, which is the average of construction costs as provided by local contractors. Other costs are based upon Yolo County Housing Element information. Information on cost estimates in Orland is limited due to the lack of construction of multifamily units in Orland over the past 12 years.

TABLE HE-40  
NEW CONSTRUCTION/  
REPLACEMENT COSTS

| Cost Type             | Cost Per Unit |
|-----------------------|---------------|
| Construction          | \$57,000*     |
| Land Improvement Cost | \$22,500      |
| Financing/ Other      | \$25,500      |
| Total                 | \$105,000     |

\* Based upon apartment unit 600 square feet in size.  
Sources: Yolo County Housing Element, interviews with local Orland contractors.

The rehabilitation of existing units instead of new construction is the most cost-effective approach toward the preservation of “at-risk” units. It should

be noted, however, that “at-risk” units might also be preserved through tenant-based rental assistance.

- 3) *Tenant-Based Rental Assistance* – This type of preservation largely depends on the income of the family, the shelter costs of the apartment and the number of years the assistance is provided. If the typical family that requires rental assistance earns \$17,360, then that family could afford approximately \$441 per month for shelter costs. The difference between the \$441 and the median rent of \$484 would result in necessary monthly assistance of \$43 per month, or \$516 per year. For comparison purposes, typical affordable housing developments carry an affordability term of at least 20 years, which would bring the total cost to \$10,320 per family.

For the five-year period of this Housing Element, a total of 44 units are considered “at-risk” units in the Orland Manor housing project. The total cost of producing new and comparable units is estimated at \$4,620,000, while rehabilitation is estimated at \$1,381,600. Providing tenant-based rental assistance is estimated at \$454,080 for a twenty-year period.

The City is concerned with the potential loss of affordable housing units. Therefore, it has identified the following measures in an effort to save “at-risk” units.

Preservation Resources. Efforts by the City to retain low-income housing must be able to draw upon two basic types of preservation resources: organizational and financial. Qualified, non-profit entities need to be made aware of the future possibilities of units becoming “at risk.” Groups with whom the City has an ongoing association are the logical entities for future participation. A list of potential organizational preservation resources (Entities Interested in California’s First





Right of Refusal Program) is provided in Appendix A of this document.

#### 6.4 RESOURCES AND INCENTIVES FOR AFFORDABLE HOUSING

Efforts by the City to assist in the development, rehabilitation, and preservation of affordable housing would utilize organizational and financial types of resources. The following programs include local, state, and federal housing programs that are valuable resources in assisting in the development of affordable housing, preserving "at-risk" housing, and for housing rehabilitation.

- **HOME Program**

The Home Investment Partnerships Program (HOME) was created under the Cranston Gonzalez National Affordable Housing Act enacted in November 1990. HOME funds are awarded annually as formula grants to participating jurisdictions. HUD establishes Home Investment Trust Funds for each grantee, providing a line of credit that the jurisdiction may draw upon as needed. The program's flexibility allows states and local governments to use HOME funds for grants, direct loans, loan guarantees or other forms of credit enhancement, or rental assistance or security deposits.

Participating jurisdictions may choose among a broad range of eligible activities, using HOME funds to provide home purchase or rehabilitation financing assistance to eligible homeowners and new homebuyers; build or rehabilitate housing for rent or ownership; or for "other reasonable and necessary expenses related to the development of non-luxury housing," including site acquisition or improvement, demolition of dilapidated housing to make way for HOME-assisted development, and payment of relocation expenses. Also, participating jurisdictions may

use HOME funds to provide tenant-based rental assistance contracts of up to 2 years if such activity is consistent with their Consolidated Plan and justified under local market conditions.

The City in 2003 assisted a non-profit housing corporation by sponsoring a HOME application for funding to assist Eskaton Housing to acquire the Orland Arbor senior apartment complex (38 units). This assisted rental complex was at risk of conversion to market rate without this assistance. Non-profit acquisition of this complex will ensure that it stays in the affordable housing stock in perpetuity. The HOME application was approved for a grant of \$467,000.

- **Section 8 Housing Voucher Program**

Glenn County has no Public Housing Authority (PHA). HCD administers the Section 8 housing voucher program in Glenn County that would otherwise be administered by a local PHA. The Glenn County Human Resources Agency, Community Action Division manages other housing activities, including housing rehabilitation programs and a first-time homebuyers program.

The Housing Choice Voucher program involves a tenant-based rental subsidy administered by the agency. Qualified families are selected and certified from a waiting list. A qualified family can utilize the certificate at any decent, sanitary, and safe housing unit (single-family or multi-family) that accepts the certificates. The tenant's portion of the rent is based on 30 percent of the adjusted family gross income. The HCD subsidizes the difference between the tenant's portion and the contract rent. However, Fair Market Rents (FMR) restricts the actual contract rent as determined by the Department of Housing and Urban Development (HUD). The Housing Choice Voucher program is similar to the certificate program, except the tenant's housing contract



the 1990s, there is a growing awareness of the need to improve the quality of the data used in the analysis of the data.

The 1990s have seen a number of changes in the way that data are collected and analyzed. The most significant changes have been in the area of data collection, where there has been a move towards more frequent and more detailed data collection. This has been achieved through the use of more sophisticated data collection techniques, such as the use of computerized data collection systems and the use of more sophisticated data analysis techniques.

# 1. Introduction

The 1990s have seen a number of changes in the way that data are collected and analyzed. The most significant changes have been in the area of data collection, where there has been a move towards more frequent and more detailed data collection. This has been achieved through the use of more sophisticated data collection techniques, such as the use of computerized data collection systems and the use of more sophisticated data analysis techniques.

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# 2. Data Collection

The 1990s have seen a number of changes in the way that data are collected and analyzed. The most significant changes have been in the area of data collection, where there has been a move towards more frequent and more detailed data collection. This has been achieved through the use of more sophisticated data collection techniques, such as the use of computerized data collection systems and the use of more sophisticated data analysis techniques.

# 3. Data Analysis

The 1990s have seen a number of changes in the way that data are collected and analyzed. The most significant changes have been in the area of data collection, where there has been a move towards more frequent and more detailed data collection. This has been achieved through the use of more sophisticated data collection techniques, such as the use of computerized data collection systems and the use of more sophisticated data analysis techniques.

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rent is not restricted by FMR. According to HRA, there are currently 6 households in Orland that utilize Housing Choice Voucher Assistance (Section 8) to pay for housing.

- **Community Development Block Grant (CDBG)**

The Department of Housing and Urban Development awards Community Development Block Grants annually to entitlement jurisdictions and States for general activities, including housing, and economic development activities. HUD also offers various other programs that can be utilized by the City, non-profit, and for-profit agencies for the preservation of low-income housing units such as Section 202 and Section 108 loan guarantees.

The annual appropriation for CDBG is split between states and local jurisdictions. During the current program cycle (2000-2003), the City of Orland has received CDBG funds for the rehabilitation of existing housing stock. Nine homes received rehabilitation assistance, the focus of which has been predominantly roof replacements in UDSA Section 502 single family home subdivisions in the northwest corner of Orland. Also, the City has used CDBG funds for its first-time homebuyers assistance program. During the 2000-2003 program cycle, nine first-time homebuyers grants were issued. Total CDBG grants over the past three years were as follows:

2000 – Housing Rehabilitation - \$500,000  
2003 – Housing Rehabilitation - \$500,000

- **Community Reinvestment Act**

The Community Reinvestment Act (CRA), enacted by Congress in 1977 is intended to encourage depository institutions to help meet the credit needs of the communities in which they operate, including low- and moderate-income neighborhoods, consistent with safe

and sound banking operations. The CRA requires that each insured depository institution's record in helping meet the credit needs of its entire community be evaluated periodically. That record is taken into account in considering an institution's application for deposit facilities, including mergers and acquisitions.

- **Low Income Housing Tax Credit Program (LIHTC)**

In 1986, Congress created the federal low income housing tax credit to encourage private investment in the acquisition, rehab and construction of low-income rental housing.

Because high housing costs in California make it difficult, even with federal credits, to produce affordable rental housing, the California Legislature created a state low income housing tax credit program to supplement the federal credit.

The state credit is essentially identical to the federal credit, the Tax Credit Allocation Committee allocates both and state credits are only available to projects receiving federal credits. Twenty percent of federal credits are reserved for rural areas, and 10 percent for non-profit sponsors. To compete for the credit, rental housing developments have to reserve units at affordable rents to households at or below 46 percent of area median income. The assisted units must be reserved for the target population for 55 years.

The federal tax credit provides a subsidy over ten years towards the cost of producing a unit. Developers sell these tax benefits to investors for their present market value to provide up-front capital to build the units.

Credits can be used to fund the hard and soft costs (excluding land costs) of the acquisition, rehab or new construction of rental housing. Projects not receiving other federal subsidy





receive a federal credit of 9 percent per year for 10 years and a state credit of 30 percent over 4 years (high cost areas and qualified census tracts get increased federal credits). Projects with a federal subsidy receive a 4 percent federal credit each year for 10 years and a 13 percent state credit over 4 years.

- **California Housing Finance Agency (CHFA)**

The California Housing Finance Agency (CHFA) offers permanent financing for acquisition and rehabilitation to for-profit, non-profit, and public agency developers seeking to preserve “at-risk” housing units. In addition, CHFA offers low interest predevelopment loans to non-profit sponsors through its acquisition/rehabilitation program.

- **Federal Home Loan Bank System**

The Federal Home Loan Bank System facilitates Affordable Housing Programs (AHP), which subsidize the interest rates for affordable housing. The San Francisco Federal Home Loan Bank District provides local service within California. Interest rate subsidies under the AHP can be used to finance the purchase, construction, and/or rehabilitation of rental housing. Very low-income households must occupy at least 20 percent of the units for the useful life of the housing or the mortgage term.

- **California Department of Housing and Community Development**

The California Department of Housing and Community Development (HCD) conducts the Urban Predevelopment Loan Program, which provides funds to pay the initial costs of preserving existing affordable housing developments for their existing tenants. Priority is given to applications with matching

financing from local redevelopment agencies or federal programs.

HCD also conducts the acquisition and rehabilitation component of the Multi-family Housing Program to acquire and rehabilitate existing affordable rental housing. Priority is given to projects currently subject to regulatory restrictions that may be terminated. Assistance is provided through low interest construction and permanent loans. Eligible applicants include local government agencies, private non-profit organization, and for-profit organizations.

## 6.5 INCENTIVES FOR AFFORDABLE HOUSING DEVELOPMENT

In addition to the affordable housing resources listed above, the City anticipates offering incentives to promote the development of housing affordable to very-low and low-income households. As identified under the Goals, Policies and Programs section of this Housing Element, these incentives may include:

- Financial assistance,
- Expedited development review,
- Streamlined processing,
- Very low development fees,
- Fee waivers and reductions, and
- Modification of development requirements.

## 6.6 OPPORTUNITIES FOR ENERGY CONSERVATION

Energy-related costs could directly impact the affordability of housing in Orland. Title 24 of the California Administrative Code sets forth mandatory energy standards for new development and requires the adoption of an “energy budget.” Subsequently, the housing industry must meet these standards and the City is responsible for enforcing the energy





conservation regulations. Alternatives that are available to the housing industry to meet the energy standards include:

- A passive solar approach that requires suitable solar orientation, appropriate levels of thermal mass, south facing windows, and moderate insulation levels.
- Higher levels of insulation than what is previously required, but not requiring thermal mass or window orientation requirements.
- Active solar water heating in exchange for less stringent insulation and/or glazing requirements.

PG&E, the utility company serving Orland, provides a variety of energy conservation services for residents. In addition, PG&E offers energy assistance programs for lower income households to help lower income households to conserve energy and control utility costs. These programs include the California Alternate Rates for Energy (CARE) and the Relief for Energy Assistance through Community Help (REACH).

The CARE program provides a 15 percent monthly discount on gas and electric rates to households with qualified incomes, certain non-profit organizations, homeless shelters, hospices, and other qualified non-profit group living facilities.

The REACH program provides one-time energy assistance to customers who have no other way to pay their energy bill. The intent of REACH is to assist low-income households, particularly the elderly, disabled, sick, working poor, and the unemployed, who experience hardships and are unable to pay for their necessary energy needs.

In addition, the Community Action Division of the Glenn County Human Resources

Agency administers a utility assistance program to eligible low-income persons to offset the costs of heating and/or cooling their housing unit. Assistance is given in the form of credit in a utility account or a wood voucher. This program applies to eligible persons in Glenn, Colusa and Trinity Counties. The Community Action Division also administers a weatherization program for low-income homes in Glenn County. Weatherization includes attic insulation and venting, door weather-stripping, glass replacement, low-flow showerheads, and gas appliance replacement.

## 7. HOUSING CONSTRAINTS

Various interrelated factors can constrain private and public sectors' ability to provide adequate housing and meet the housing needs for all economic sectors of the community. These factors can be divided into two categories: governmental and non-governmental. Non-governmental constraints consist of land availability, the environment, vacancy rates, land cost, construction costs, and availability of financing. Governmental constraints consist of land use controls, development standards, processing fees, development impact fees, code enforcement, site improvement costs, development permit and approval processing.

### 7.1 NON-GOVERNMENTAL CONSTRAINTS

#### Land Availability

The City of Orland consists of approximately 2.47 square miles (1,581 acres) of land area. The City is located in the northern portion of Glenn County and is surrounded by agricultural and open space land uses. A land use survey conducted as part of the Orland General Plan update indicated that the City currently has approximately 247 acres of





vacant residential land. This equates to approximately 15.6 percent of the total land area in the City. If lands designated Agricultural and Agricultural Residential are included, then the City has approximately 314 acres of developable residential lands, or 19.9 percent of the total land area.

### Infrastructure and Public Services

Certain physical characteristics of the Orland area affect the development and the manner in which infrastructure is provided in the City. Potential constraints to infrastructure development are:

1. The topography of the area is flat. This could present problems for stormwater drainage. It should be noted that most development in the City in recent years has been in the north and northwest, where stormwater drains into Stony Creek and Hambright Creek. In other areas, stormwater is disposed of by percolation.
2. Large open irrigation canals or drainage ditches bisect or are adjacent to several developable property in the City. The presences of these historical open waterways impacts the design, the review process, and the cost of engineering and construction for new development in Orland. The main obstacle has been the policy that developments adjacent to these ditches underground the portion adjacent to their properties. The updated General Plan, however, has removed this policy.
3. Interstate 5 acts as a barrier to the extension of City infrastructure to lands west of the freeway. Extensions require encroachment permits from Caltrans, and would require laying of pipe that does not utilize open trenching methods, which add to the cost.

Despite these potential constraints, in general there are few physical obstacles to the installation of infrastructure in Orland, due mainly to the flat terrain. The one exception is west of Interstate 5, where the presence of the freeway would make it more expensive to extend infrastructure to that area should it be annexed to the City. Water and sewer lines are available to virtually all vacant residential parcels in Orland.

Public services include fire protection, police protection, schools and other services. Future residential development would place additional demands on these services. The Negative Declaration for the Orland General Plan states that most of the funding sources for these programs would be available future expansion of these services as necessary. Also, the City has the authority to impose development impact fees on future development to pay for construction of needed public facilities. The Orland Unified School District currently imposes development impact fees on new construction. Public services are not considered a significant constraint on housing development in Orland.

The City Engineer for Orland states that the City's wastewater treatment system utilizes a series of ponds that are currently operating at 50 percent capacity. Therefore, there would be adequate capacity in the City's wastewater treatment system to accommodate the number of housing units in the adjusted RHNA during the 2003-2008 planning period. The City Engineer also notes that the City's water system, which relies on wells, currently operates at near capacity during summer months. However, the City is in the process of bringing another well into the system and upgrading its productive capacity. The additional well would ensure that the City would have an adequate water supply to accommodate the number of housing units in the adjusted RHNA target.





## Environmental Constraints

There are relatively few environmental constraints to housing development in Orland. The main environmental constraint is that the City is surrounded by agricultural lands that are designated as Prime, Unique or Farmland of Statewide Importance, as classified by the Farmland Mapping and Monitoring Program (FMMP) of the California Department of Conservation. The loss of the aforementioned types of farmland is a matter of statewide concern, and it is considered a significant environmental impact for the purposes of the California Environmental Quality Act (CEQA). Given the location of Orland, it is inevitable that future growth would occur on some agricultural lands. However, the recently adopted Orland General Plan contains policies and programs designed to reduce potential impacts on agricultural lands. Policy 4.1.A encourages the development and redevelopment of property within the existing city limits, and Policy 4.1.B directs urban development to areas where agricultural operations are already constrained by existing agricultural uses. Other policies propose the establishment of buffer zones between agricultural and future urban uses. Implementation of these policies would reduce potential impacts of future development on surrounding agricultural lands.

Development to the north of Orland is further constrained by the existence of Stony Creek and Hambright Creek. Both creeks have 100-year floodplains as defined by the Federal Emergency Management Agency (FEMA). Orland General Plan Policy 3.2.B states that new development shall not be approved in areas subject to flooding without prior review and approval of improvement plans that provide minimum flood protection equal to the 100-year storm event. Policy 3.2.C states that development of habitable

structures within the 100-year floodplain must be completely mitigated through proper design. Therefore, the General Plan does allow for some development within the floodplain, albeit at what would be an increased cost to developers. There are no other significant environmental constraints to housing development in Orland. There are no known environmental constraints to development of identified vacant residential parcels in the City.

## Land Cost

The cost of developable land creates a direct impact on the cost for a new home and is considered a non-governmental constraint. A higher cost of land raises the price of a new home. Therefore, developers sometimes seek to obtain City approvals for the largest number of lots allowable on a parcel of land. This allows the developer to distribute the costs for infrastructure improvements (i.e., streets, sewer lines, water lines, etc.) over the maximum number of homes.

According to local contractors contacted during preparation of this Housing Element, the cost of a standard residential lot in the city limits of Orland ranges from \$24,000 to \$45,000 per acre. The most common lot prices are within the \$40,000-45,000 per acre range. Also, according to one contractor, the price of undeveloped land on the outskirts of Orland is approximately \$50,000 per acre (Chris Lapp, pers. comm.).

## Construction Costs

Construction costs can vary widely depending on the type of development. Multiple family residential housing generally costs less to construct than single family housing.

Labor and materials cost also have a direct impact on housing costs and makeup the main component of housing costs. Residential constructions costs vary greatly





depending on the quality of materials used and the size of the home being constructed.

Table HE-41 shows construction costs for California regions, excluding San Francisco and Los Angeles, from 1990 to 1998. According to local contractors contacted during preparation of this Housing Element, the average cost for a new construction single family home in the City is approximately \$80 to \$110 per square foot, with an average cost of \$95 per square foot.

**TABLE HE-41**  
**HOUSING CONSTRUCTION COSTS**

| Housing Type              | 1990    | 1996    | 2000    | 2003    |
|---------------------------|---------|---------|---------|---------|
| Average - Wood Frame      | \$47.66 | \$55.17 | \$62.17 | \$67.30 |
| Good Quality - Wood Frame | \$67.49 | \$75.76 | \$85.50 | \$92.40 |
| Average - Masonry         | \$55.46 | \$62.04 | \$70.03 | \$75.70 |
| Good Quality - Masonry    | \$71.16 | \$79.33 | \$89.70 | \$96.90 |

Sources: *Building Standards*, City of Orland Building Department

If labor or material costs increased substantially, the cost of construction in Orland could rise to a level that impacts the price of new construction and rehabilitation. Therefore, increased construction costs have the potential to constrain new housing construction and rehabilitation of existing housing.

#### Availability of Financing

The cost of borrowing money to finance the construction of housing or to purchase a house affects the amount of affordable housing in Orland. Fluctuating interest rates can eliminate many potential homebuyers from the housing market or render a housing project infeasible that could have been successfully developed or marketed at lower interest rates.

Financing is one of the significant components to overall housing costs. The

prime interest rate in the United States fluctuated slightly for decades leading up to the 1980's. The prime interest rate rose significantly in 1979 and 1980 where the prime interest rate peaked at 21.5 percent in December 1980. At the end of the 1980's, the economy weakened and the prime interest rate dropped to 8.5 in February 1988. The prime interest rate during the 1990's remained between 6.0 and 10.0 percent. During the year 2001, the weakening of the economy and the events of September 11 spawned a significant decrease in the prime interest rate until it bottomed at 4.75 percent.

According to DataQuick, the median sale-price for housing in Orland through April 2002 was \$93,000 (see Table HE-25). Table HE-42 illustrates the loan amount a household may qualify for based on their annual income at various interest rates. According to the table, households in the City must earn approximately \$30,000 annually to qualify for a \$96,664 home loan with a six percent interest rate. This assumes that the borrower has good credit and no other debts. According to the 2000 Census, 42.3 percent of the households in the City earned less than \$25,000 annually at that time. It should be noted that interest rates are currently lower than six percent. However, that will likely change over the Housing Element planning period.

In addition to the constraints of interest rate and housing costs, home loan denial due to race or gender by financial institutions is a nongovernmental constraint. The Home Mortgage Disclosure Act (HMDA) was enacted by Congress in 1975 and is implemented by the Federal Reserve Board's Regulation C. This regulation provides the public loan data that can be used to assist:

- in determining whether financial institutions are serving the housing needs of their communities;





TABLE HE-42  
LOAN AMOUNT BY  
ANNUAL HOUSEHOLD INCOME

| Annual Income | Interest Rate   | 6%        | 7%        | 8%        | 9%        |
|---------------|-----------------|-----------|-----------|-----------|-----------|
| \$20,000      | House Price     | \$64,442  | \$59,325  | \$54,794  | \$50,781  |
|               | Monthly Payment | \$367     | \$374     | \$381     | \$388     |
| \$30,000      | House Price     | \$96,664  | \$88,988  | \$82,192  | \$76,171  |
|               | Monthly Payment | \$550     | \$562     | \$572     | \$582     |
| \$40,000      | House Price     | \$128,885 | \$118,651 | \$109,589 | \$101,562 |
|               | Monthly Payment | \$734     | \$749     | \$764     | \$776     |
| \$50,000      | House Price     | \$161,107 | \$148,313 | \$136,987 | \$126,953 |
|               | Monthly Payment | \$917     | \$937     | \$954     | \$970     |
| \$60,000      | House Price     | \$193,328 | \$177,976 | \$164,384 | \$152,343 |
|               | Monthly Payment | \$1,101   | \$1,124   | \$1,140   | \$1,158   |
| \$70,000      | House Price     | \$225,549 | \$207,639 | \$191,782 | \$177,734 |
|               | Monthly Payment | \$1,312   | \$1,284   | \$1,329   | \$1,351   |

Source: <http://r.searchhippo.com>

Calculations based on 30 year fixed loan with a 5% down payment, ratio of housing to income of 28%, ratio of total monthly debts to income of 36%, hazard insurance a yearly fee of 0.4% of the loan amount, property tax 1% of the purchase price per year, mortgage insurance a yearly fee of 0.5% of the loan amount if the down payment is less than 20%, closing costs 3% of the loan.

- public officials in distributing public-sector investments so as to attract private investment to areas where it is needed; and
- in identifying possible discriminatory lending patterns.

There are no statistics available for the denial percentage by race, gender or income for Orland. However, statistics for the nearby Chico-Paradise Metropolitan Statistical Area (MSA) prepared by the Federal Financial Institutions Examination Council (FFIEC) indicate that proportionally more than twice as many Hispanic and black applicants are denied home loans in the Chico-Paradise MSA. This may be related to the lack of qualifying income or credit issues and not because of race or ethnic discrimination.

According to the Census, Hispanic households generally have a lower household income than whites in this area. The FFIEC statistics for the proportion of home loan denials by income level in the Chico-Paradise MSA indicate, as would be expected, that persons with lower incomes had a higher denial rate. Home loan denial rates based upon gender were virtually the same. While the Chico-Paradise MSA statistics may not fully apply to Orland, they may indicate similar housing issues related to loan denials, given the proximity of the MSA to Orland.

## 7.2 GOVERNMENTAL CONSTRAINTS

### Land Use Controls

The Orland General Plan establishes policies that guide new development, including residential development. These policies, along with zoning regulations, control the amount and distribution of land allocated for different land uses in the City. **Table HE-43** lists the General Plan residential land use designations. A total of four residential land use designations provide for a range of residential densities from Residential Estate densities (1 du/5 acres) to multifamily residential densities (12 du/acre).



The City of Los Angeles is a global leader in innovation, technology, and sustainable development. As we move forward, we are committed to maintaining our position as a world-class city. The City's strategic plan focuses on three key areas: economic development, public safety, and environmental sustainability. We will continue to invest in infrastructure, education, and healthcare to ensure a bright future for all Los Angeles residents.

## 2. Departmental Objectives

### Department of Public Works

The Department of Public Works is responsible for maintaining the City's infrastructure, including streets, bridges, and public facilities. Our primary goal is to ensure the safety and efficiency of the City's transportation system. We will focus on improving road conditions, enhancing public transit, and implementing sustainable practices. Additionally, we will work to reduce environmental impact through green infrastructure and waste management programs.

Table 1: Departmental Objectives

| Department                 | Objective                       | Target                                  | Timeline |
|----------------------------|---------------------------------|-----------------------------------------|----------|
| Department of Public Works | Improve road conditions         | 95% of roads in good condition          | 2025     |
| Department of Public Works | Enhance public transit          | 10% increase in ridership               | 2025     |
| Department of Public Works | Implement sustainable practices | 20% reduction in carbon footprint       | 2025     |
| Department of Public Works | Reduce environmental impact     | 15% reduction in waste                  | 2025     |
| Department of Public Works | Improve infrastructure          | 10% increase in infrastructure spending | 2025     |
| Department of Public Works | Enhance public safety           | 5% decrease in traffic fatalities       | 2025     |
| Department of Public Works | Implement green infrastructure  | 10% increase in green infrastructure    | 2025     |
| Department of Public Works | Waste management                | 10% increase in recycling               | 2025     |
| Department of Public Works | Water conservation              | 10% reduction in water usage            | 2025     |
| Department of Public Works | Air quality                     | 10% reduction in air pollution          | 2025     |

The Department of Public Works will continue to work closely with other departments to achieve the City's overall goals. We will also engage with the community to ensure that our efforts are aligned with the needs and expectations of Los Angeles residents.

- **Infrastructure Improvement:** Focus on road repairs, bridge maintenance, and public transit enhancements.
- **Sustainability Initiatives:** Implement green infrastructure, waste management, and water conservation programs.
- **Public Safety:** Enhance traffic safety measures and reduce environmental impact.

### 3. Financial Projections

The City's financial projections for the 2025 fiscal year are based on current trends and anticipated changes. We expect a steady increase in revenue from property taxes and other sources, while expenses will remain relatively stable. The City's budget is designed to be balanced, ensuring that we can meet our obligations while investing in the future. We will continue to monitor the financial situation and make adjustments as needed to ensure the City's long-term financial health.

**TABLE HE-43**  
GENERAL PLAN RESIDENTIAL  
LAND USE DESIGNATIONS

| Designation                      | Notes                                                                                                                                                                                                                                                           |
|----------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Residential Estates (RE-5)       | Intended to establish and preserve single-family residential neighborhoods characterized by very low densities of two dwelling units or less per gross acre.                                                                                                    |
| Low Density Residential (R-L)    | Intended to establish and preserve smaller lot single-family residential neighborhoods at a low urban density of six dwelling units or less per gross acre and to ensure that other uses are both compatible and convenient to the residents of such districts. |
| Medium Density Residential (R-M) | Intended to establish and preserve residential neighborhoods at a moderate population density of ten dwelling units or less per gross acre and to ensure that other uses are both compatible and convenient to the residents of such districts.                 |
| High Density Residential (R-H)   | Intended to establish and preserve residential neighborhoods at of higher densities of fifteen dwelling units or less per gross acre and to serve as a buffer area between commercial or industrial districts and lower density residential districts.          |

### Residential Development Standards

The City of Orland Zoning Ordinance (Chapter 17, Orland Municipal Code) is the main guide for residential development policies. The policies establish and control the type, location, and density of residential development in Orland. The zoning regulations serve to protect and promote the health, safety, and general welfare of the community residents and also implement the goals and policies of the general plan. The City has recently revised and updated its Zoning Ordinance.

The specific residential land use zones used in Orland and the respective maximum densities are shown in Table HE-44. Densities and coverages in the P-D zone conform to the planned development master plan.

**TABLE HE-44**  
RESIDENTIAL LAND USE  
ZONES AND DENSITIES

| Zone                              | Min. Area              | Min. Lot Width | Max. Lot Coverage | Max. Density (units per acre) | Res. Types                                                |
|-----------------------------------|------------------------|----------------|-------------------|-------------------------------|-----------------------------------------------------------|
| Residential Estate (R-E)          | 20,000 sq. ft.         | 130 ft.        | 25%               | 2                             | Detached single-family residences                         |
| Residential One Family (R-1)      | 6,000 – 20,000 sq. ft. | 60-100 ft.     | 40%               | 6                             | Detached single-family residences                         |
| Residential Two Family (R-2)      | 6,000 – 7,000 sq. ft.  | 60-70 ft.      | 40%               | 10                            | Detached single-family residences, duplexes, triplexes    |
| Residential Multiple Family (R-3) | 6,000 – 7,000 sq. ft.  | 60-70 ft.      | 60%               | 15                            | Detached single-family residences, multifamily residences |

Source: City of Orland Zoning Ordinance

In addition to zoning and minimum lot sizes, the City of Orland further controls residential development through development standards. Table HE-45 details the development standards that are applied to residential development in the City. These standards are typical of those found in other jurisdictions, and are not considered a significant constraint on housing development. Again, development standards in the P-D zone conform to the planned development master plan.

**TABLE HE-45**  
RESIDENTIAL DEVELOPMENT STANDARDS

| Zone | Front Yard | Side Yard | Rear Yard | Height | Parking                                           |
|------|------------|-----------|-----------|--------|---------------------------------------------------|
| R-E  | 25 ft.     |           | 20 ft.    | 35 ft. | 2/unit                                            |
| R-1  | 20 ft.     | 5 ft.     | 20 ft.    | 35 ft. | 2/unit                                            |
| R-2  | 20 ft.     | 5 ft.     | 20 ft.    | 35 ft. | 2/unit                                            |
| R-3  | 20 ft.     | 5-20 ft   | 15-25 ft. | 45 ft. | 2/unit, except for studio & 1-bed apt. (1.5/unit) |

Source: City of Orland Zoning Ordinance

Within Orland, there are some parcels that are large enough for subdivision. The City has established Land Division Improvement Standards for subdivisions. Standards have been developed for the installation of streets, water system, sewer system and storm drainage among other improvements. These



**Table 10.14**  
**Democracy and Economic**

| Country           | Year | Democracy | Economic |
|-------------------|------|-----------|----------|
| 1. United States  | 1990 | 9.0       | 9.0      |
| 2. Japan          | 1990 | 8.5       | 8.5      |
| 3. Germany        | 1990 | 8.0       | 8.0      |
| 4. France         | 1990 | 7.5       | 7.5      |
| 5. United Kingdom | 1990 | 7.0       | 7.0      |
| 6. Italy          | 1990 | 6.5       | 6.5      |
| 7. Canada         | 1990 | 6.0       | 6.0      |
| 8. Australia      | 1990 | 5.5       | 5.5      |
| 9. New Zealand    | 1990 | 5.0       | 5.0      |
| 10. South Korea   | 1990 | 4.5       | 4.5      |

Source: Freedom House, 1990.

to achieve its goals. The United States, Japan, and Germany are the three countries that have achieved the highest scores in the Democracy Index. The United States is the only country that has achieved a score of 9.0. Japan and Germany are the only countries that have achieved a score of 8.5. The United Kingdom is the only country that has achieved a score of 7.0. Italy is the only country that has achieved a score of 6.5. Canada is the only country that has achieved a score of 6.0. Australia is the only country that has achieved a score of 5.5. New Zealand is the only country that has achieved a score of 5.0. South Korea is the only country that has achieved a score of 4.5.

**Table 10.15**

Democracy and Economic

| Country           | Year | Democracy | Economic |
|-------------------|------|-----------|----------|
| 1. United States  | 1990 | 9.0       | 9.0      |
| 2. Japan          | 1990 | 8.5       | 8.5      |
| 3. Germany        | 1990 | 8.0       | 8.0      |
| 4. France         | 1990 | 7.5       | 7.5      |
| 5. United Kingdom | 1990 | 7.0       | 7.0      |
| 6. Italy          | 1990 | 6.5       | 6.5      |
| 7. Canada         | 1990 | 6.0       | 6.0      |
| 8. Australia      | 1990 | 5.5       | 5.5      |
| 9. New Zealand    | 1990 | 5.0       | 5.0      |
| 10. South Korea   | 1990 | 4.5       | 4.5      |

Source: Freedom House, 1990.

While China has achieved a score of 4.5 in the Democracy Index, it has not achieved a score of 4.5 in the Economic Index. The United States, Japan, and Germany are the only countries that have achieved a score of 9.0 in the Democracy Index. The United States is the only country that has achieved a score of 8.5 in the Economic Index. Japan and Germany are the only countries that have achieved a score of 8.0 in the Economic Index. The United Kingdom is the only country that has achieved a score of 7.5 in the Economic Index. Italy is the only country that has achieved a score of 7.0 in the Economic Index. Canada is the only country that has achieved a score of 6.5 in the Economic Index. Australia is the only country that has achieved a score of 6.0 in the Economic Index. New Zealand is the only country that has achieved a score of 5.5 in the Economic Index. South Korea is the only country that has achieved a score of 5.0 in the Economic Index.

**Table 10.16**  
**Democracy and Economic**

| Country           | Year | Democracy | Economic |
|-------------------|------|-----------|----------|
| 1. United States  | 1990 | 9.0       | 9.0      |
| 2. Japan          | 1990 | 8.5       | 8.5      |
| 3. Germany        | 1990 | 8.0       | 8.0      |
| 4. France         | 1990 | 7.5       | 7.5      |
| 5. United Kingdom | 1990 | 7.0       | 7.0      |
| 6. Italy          | 1990 | 6.5       | 6.5      |
| 7. Canada         | 1990 | 6.0       | 6.0      |
| 8. Australia      | 1990 | 5.5       | 5.5      |
| 9. New Zealand    | 1990 | 5.0       | 5.0      |
| 10. South Korea   | 1990 | 4.5       | 4.5      |

Source: Freedom House, 1990.

The United States, Japan, and Germany are the three countries that have achieved the highest scores in the Democracy Index. The United States is the only country that has achieved a score of 9.0. Japan and Germany are the only countries that have achieved a score of 8.5. The United Kingdom is the only country that has achieved a score of 7.0. Italy is the only country that has achieved a score of 6.5. Canada is the only country that has achieved a score of 6.0. Australia is the only country that has achieved a score of 5.5. New Zealand is the only country that has achieved a score of 5.0. South Korea is the only country that has achieved a score of 4.5.

The United States, Japan, and Germany are the three countries that have achieved the highest scores in the Democracy Index. The United States is the only country that has achieved a score of 9.0. Japan and Germany are the only countries that have achieved a score of 8.5. The United Kingdom is the only country that has achieved a score of 7.0. Italy is the only country that has achieved a score of 6.5. Canada is the only country that has achieved a score of 6.0. Australia is the only country that has achieved a score of 5.5. New Zealand is the only country that has achieved a score of 5.0. South Korea is the only country that has achieved a score of 4.5.

standards meet basic health, safety and property owner expectations, and are generally consistent with land division standards of other jurisdictions. Provisions are made for the granting of waivers for special circumstances.

In accordance with California Government Code Section 65915, cities are required to grant a density bonus of at least 25 percent above the base zoning density and one additional concession or incentive which include:

- A reduction in site development standards or a modification of zoning code requirements or architectural design requirements that exceed the minimum building standards; or
- Approval of mixed use zoning in conjunction with the housing project if commercial, office, industrial, or other land uses will reduce the cost of the housing development and if the commercial, office, industrial, or other land uses are compatible with the housing development and the existing or planned development in the area where the proposed housing project will be located; or
- Other regulator incentives or concessions proposed by the developer or the city ... that results in identifiable cost reductions (California Government Code §65915(h), 2002).

Government Code Section 65915 also allows the City to “provide other incentives of equivalent financial value based upon the land cost per dwelling unit” in place of the density bonus and other incentives as detailed previously. The City offers a density bonus program in compliance with the provisions of Government Code Section 65915.

In accordance with Government Code Section 65852.2, the Zoning Ordinance allows for second dwelling units. Second dwelling units are permitted in all residential zones, subject to requirements. The main requirements are that an existing single family or multifamily unit be on the property, and that the second unit is either attached to the existing dwelling and located within the living area of the existing dwelling, or detached from the existing dwelling and located on the same lot as the existing dwelling. As of July 1, 2003, AB 1866 (Wright) took effect. AB 1866 mandates that any second unit application filed on the basis of a local ordinance is to be considered through a ministerial process, without discretionary review or hearing. The City has updated its Zoning Ordinance to allow second units in all residential zones by right.

Overall, the Orland residential development standards do not constrain the development of new housing or affordable housing. The overriding constraint to the development of affordable housing involves high land costs, high construction costs, availability of funding to cover the subsidy gap necessary to make affordable housing projects achievable, and various market factors.

### Provision for a Variety of Housing

The Housing Element must identify adequate sites that are available to encourage the development of various housing types for all economic segments of the population through appropriate zoning and development standards. Housing types include single-family residential housing, multiple family residential housing, residential accessory dwelling units, mobile homes, duplexes and halfplexes, and residential care homes. Table HE-46 shows the housing types permitted in the various residential zoning districts of Orland, as proposed in the updated Zoning Ordinance. The Planned Development (P-D)





overlay zone allows for a variety of housing types, depending on the approved master plan for the planned development.

**TABLE HE-46**  
**HOUSING TYPES PERMITTED**  
**BY ZONING DISTRICT**

| Housing Type                                                 | Zoning Districts |     |     |                   |     |
|--------------------------------------------------------------|------------------|-----|-----|-------------------|-----|
|                                                              | R-E              | R-1 | R-2 | R-3               | P-F |
| Single-family dwelling                                       | P                | P   | P   | P                 |     |
| Duplex and triplex                                           |                  |     | P   | P                 |     |
| Apartments                                                   |                  |     |     | P, C <sup>2</sup> |     |
| Second Dwelling Units                                        | S                | S   | S   | S                 |     |
| Pre-Manufactured Units                                       | S                | S   | S   | S                 |     |
| Mobile Home Parks                                            |                  | C   |     |                   |     |
| Community Care Facility<br>(6 or fewer persons) <sup>1</sup> | P                | P   | P   | P                 |     |
| Community Care Facility<br>(more than 6 persons)             | C                | C   | C   | C                 |     |
| Farmworker Housing<br>(6 or fewer persons) <sup>1</sup>      | P                | P   | P   | P                 |     |
| Homeless/Emergency<br>Shelters                               |                  |     |     |                   | C   |

P = Permitted use  
 S = Permitted use subject to special conditions  
 C = Permitted use subject to a conditional use permit  
 1. Community care facilities and farmworker housing for six or fewer persons are considered residential uses under State law.  
 2. For greater than 4 families per structure.

Source: City of Orland Zoning Ordinance

A potential constraint on multifamily housing development is the use permit requirement for multifamily housing projects of greater than four units in the R-3 zone. Use permits require discretionary approval, which can add time to the approval process. This provision is based upon the California Environmental Quality Act (CEQA) Guidelines Section 15303(b), which categorically exempts multifamily structures of no greater than four dwelling units from the CEQA environmental review process. Multifamily projects with more than four dwelling units are subject to CEQA review, which is part of the use permit approval process. This is a typical procedure in most local jurisdictions, and it is not considered a significant constraint to housing development in Orland. However, the City shall monitor the use permit process for multifamily buildings in R-3 zones to determine if the process imposes excessive constraints.

## Housing Codes and Code Enforcement

The City of Orland, in accordance with the State Housing Law, establishes certain minimum requirements for residential construction. The Orland Building Department currently administers codes and code enforcement under the California State Housing Code, the Uniform Housing Code, the Uniform Fire Code, the Code for the Abatement of Dangerous Buildings, 1998 California Building Code based upon the 1997 edition of the Uniform Building Code (UBC) with no City amendments, 1997 editions of the Uniform Mechanical Code (UMC), Uniform Plumbing Code (UPC), and 1996 edition of the National Electrical Code (NEC). Enforcement of development and building standards does not constrain the production or improvement of housing in the City. Building inspection and code enforcement is provided by the City. The City has only recently assumed code enforcement responsibilities from Glenn County; therefore, data on code enforcement cases are not available.

## Site Improvements, Development Impact Fees, and Processing Fees

Two aspects of local government have been criticized as placing undue burdens on the private sector's ability to build affordable housing. These are: (1) the fees or other exactions required of developers to obtain project approval and, (2) the time delays caused by the review and approval process. Critics contend that lengthy review periods increase financial and carrying costs and that fees and exactions increase expenses. These costs are in part passed onto the prospective homebuyer in the form of higher purchase prices or rents.

Costs associated with site improvements are an important component of new residential development costs. Site improvements costs





are applied to provide sanitary sewer, water service, and other infrastructure for the project. In addition, the City may require the payment for various offsite improvements as part of project mitigation measures (e.g., payment towards an offsite traffic signal). Developers of new residential projects are also required to construct all onsite streets, sidewalks, curb, gutter, and affected portions of offsite arterials. As previously described, the City has established land division improvement standards for subdivisions. These standards include the following:

- Right of way width for streets shall be 60 feet minimum, except for arterials, collectors and streets in industrial zones.
- Maximum block length shall be 600 feet.
- Subdivision street systems shall be designed to provide at least two means of emergency access to all areas.
- Minimum alley width shall be 24 feet.
- Water pipe shall be polyvinyl chloride (PVC) or ductile iron. Sewer lines shall be PVC, ductile iron or vitrified clay.
- Sewer service laterals of 4-inch minimum diameter shall be installed to the property line of each lot.
- Sewer lines shall be installed at least 10 feet, measured horizontally, from water lines.

As stated previously, these standards meet basic health and safety expectations, and are generally consistent with land division standards of other jurisdictions. Provisions are made for the granting of waivers for special circumstances. In addition, regarding water and sewer lines, the standards allow some flexibility in the choice of material to be used, which may lead to reduced construction costs. These standards are not considered a

significant constraint on housing development.

A variety of development impact fees are often assessed on new residential projects that include The typical development fees for a three bedroom/two bath single-family home are approximately \$9,550 and approximately \$22,190 for a multifamily project consisting of 6 two-bedroom units, as shown in Table HE-47. These include City-controlled fees (such as development application fees and building permit fees) and non-City controlled fees (such as school impact fees). Another component of project costs involves utility service connection fees (e.g., sewer and water connection fees).

TABLE HE-47  
TYPICAL RESIDENTIAL  
DEVELOPMENT FEES

| Item                                                                                                                                                                                                                                                                                                                                                                                                             | Fee                |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|
| Single family residence: 2,000 square feet of living area, 500 square feet of garage area, and 400 square feet of porch and patio area. Residence not located in developed subdivision, and on lot 60 feet wide. Estimated construction value (excluding lot grading and flat work) \$153,390.                                                                                                                   |                    |
| Building permits and plan review                                                                                                                                                                                                                                                                                                                                                                                 | \$2,393.08         |
| Sewer connection/capacity fees                                                                                                                                                                                                                                                                                                                                                                                   | \$1,015.00         |
| Water connection/capacity fees                                                                                                                                                                                                                                                                                                                                                                                   | \$1,665.00         |
| School impact fees                                                                                                                                                                                                                                                                                                                                                                                               | \$4,280.00         |
| <b>Total</b>                                                                                                                                                                                                                                                                                                                                                                                                     | <b>\$9,353.08</b>  |
| Single family residence: same as above, but located in developed subdivision.                                                                                                                                                                                                                                                                                                                                    |                    |
| Building permits and plan review                                                                                                                                                                                                                                                                                                                                                                                 | \$2,393.08         |
| Sewer connection/capacity fees                                                                                                                                                                                                                                                                                                                                                                                   | \$225.00           |
| Water connection/capacity fees                                                                                                                                                                                                                                                                                                                                                                                   | \$850.00           |
| School impact fees                                                                                                                                                                                                                                                                                                                                                                                               | \$4,280.00         |
| <b>Total</b>                                                                                                                                                                                                                                                                                                                                                                                                     | <b>\$7,748.08</b>  |
| Multifamily building: 6 two-bedroom units of 600 square feet each. Two-story building of standard wood frame construction, with air conditioning and sprinkler systems. Building located on lot with 120-foot frontage. Water line to site 2 inches in diameter, sewer line 6 inches in diameter. Contractor installs connections. Estimated construction value (excluding lot grading and flat work) \$503,280. |                    |
| Building permits and plan review                                                                                                                                                                                                                                                                                                                                                                                 | \$6,150.97         |
| Sewer connection/capacity fees                                                                                                                                                                                                                                                                                                                                                                                   | \$2,780.00         |
| Water connection/capacity fees                                                                                                                                                                                                                                                                                                                                                                                   | \$5,555.00         |
| School impact fees                                                                                                                                                                                                                                                                                                                                                                                               | \$7,704.00         |
| <b>Total</b>                                                                                                                                                                                                                                                                                                                                                                                                     | <b>\$22,189.97</b> |
| <b>Total per unit</b>                                                                                                                                                                                                                                                                                                                                                                                            | <b>\$3,698.33</b>  |

Sources: City of Orland Building Department, City of Orland Department of Public Works





Table HE-48 lists fees charged by the City of Orland related to residential development. Table HE-49 provides a comparison of City development application fees with those of other jurisdictions in Glenn County. Overall, the development application fees charged by Orland are comparable to those charged by other jurisdictions in the County, and in some cases are less.

TABLE HE-48  
CITY DEVELOPMENT FEES

| Item                                                                                                                                                                                                                                                                                                                                                                                               | Fee                                                                          |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------|
| <b>Public Services</b>                                                                                                                                                                                                                                                                                                                                                                             |                                                                              |
| Sewer System Capacity Fee                                                                                                                                                                                                                                                                                                                                                                          | \$225                                                                        |
| Sewer System Collector Fee                                                                                                                                                                                                                                                                                                                                                                         | \$250                                                                        |
| Water System Capacity Fee                                                                                                                                                                                                                                                                                                                                                                          | \$625                                                                        |
| Water System Distribution Fee                                                                                                                                                                                                                                                                                                                                                                      | \$225                                                                        |
| <b>Building Permits</b>                                                                                                                                                                                                                                                                                                                                                                            |                                                                              |
| <ul style="list-style-type: none"> <li>▪ Permit Issuance Fee</li> <li>▪ Plumbing, Mechanical or Electrical Permit (dwelling)</li> </ul>                                                                                                                                                                                                                                                            | 17% of (value) <sup>0.75</sup><br>\$0.02/ft <sup>2</sup> (\$40 min)          |
| <b>Subdivisions and Other Lot Boundary Changes</b>                                                                                                                                                                                                                                                                                                                                                 |                                                                              |
| Subdivision Maps                                                                                                                                                                                                                                                                                                                                                                                   | \$100 + \$5/lot                                                              |
| <ul style="list-style-type: none"> <li>▪ Preliminary Maps</li> <li>▪ Tentative Maps               <ul style="list-style-type: none"> <li>• parcel map</li> <li>• subdivision map</li> </ul> </li> <li>▪ Final Maps               <ul style="list-style-type: none"> <li>• parcel map</li> <li>• subdivision map</li> </ul> </li> <li>▪ Amended Parcel Maps</li> <li>▪ Parcel Map Waiver</li> </ul> | \$170<br>\$250 + \$10/lot<br>\$100<br>\$250 + \$10/lot<br>\$150<br>\$120     |
| Improvement Plan Check Fees                                                                                                                                                                                                                                                                                                                                                                        | 12% of (value) <sup>0.75</sup>                                               |
| <ul style="list-style-type: none"> <li>▪ Const. or Site Improvement Plans Check</li> <li>▪ Inspection Fee</li> </ul>                                                                                                                                                                                                                                                                               | \$40                                                                         |
| Other Fees                                                                                                                                                                                                                                                                                                                                                                                         | \$80                                                                         |
| <ul style="list-style-type: none"> <li>▪ Boundary Line Modification</li> <li>▪ Certificate of Compliance</li> </ul>                                                                                                                                                                                                                                                                                | \$200                                                                        |
| <b>Zoning</b>                                                                                                                                                                                                                                                                                                                                                                                      |                                                                              |
| Planning Permit Fees                                                                                                                                                                                                                                                                                                                                                                               | \$50*                                                                        |
| <ul style="list-style-type: none"> <li>▪ CEQA</li> <li>▪ Annexation</li> <li>▪ General Plan Amendment</li> <li>▪ Zoning Change</li> <li>▪ Use Permit</li> <li>▪ Variance</li> <li>▪ Site Plan review</li> </ul>                                                                                                                                                                                    | \$850*<br>\$400*<br>\$310*<br>\$120<br>\$120<br>Actual cost/\$500<br>deposit |

\*Minimum fee or actual cost, whichever is more.

Source: City of Orland





**TABLE HE-49**  
**COMPARISON OF PLANNING RELATED FEES**  
**FOR LOCAL JURISDICTIONS**

| Fee                                            | Orland                      | Willows                                            | Glenn Co.            |
|------------------------------------------------|-----------------------------|----------------------------------------------------|----------------------|
| Tentative Subdivision Map                      | \$250 + \$10/lot            | \$250 + \$20/lot                                   | \$1292 + \$12.50/lot |
| Tentative Parcel Map                           | \$170                       | \$250 + \$20/lot                                   | \$1292               |
| Revised Map                                    | \$150 (parcel map only)     | N/A                                                | \$942                |
| Boundary Line Modification                     | \$80                        | \$300                                              | \$749 min.           |
| App. of Determination/ Cert. of Compliance     | \$200                       | \$200                                              | \$479                |
| Environmental Impact Reports                   | Actual cost                 | Consultant Fee + 5% or \$100, whichever is greater | \$2,000 deposit      |
| Environmental Review/ Environmental Evaluation | \$50 for Initial Study only | Consultant Fee + 5% or \$100, whichever is greater | \$960                |
| General Plan Amendment                         | \$400 + engineering         | Actual cost of staff time and expenses             | \$1,595              |
| Zoning Changes                                 | \$310 + engineering         | Actual cost of staff time and expenses             | \$1,625              |
| Use Permit                                     | \$120                       | \$95                                               | \$1,202              |
| Variance                                       | \$120                       | \$76                                               | \$1,036              |
| General Appeals                                | \$175                       | N/A                                                | \$350                |
| Final Subdivision Map                          | \$250 + \$10/lot            | \$250 + \$20/lot                                   | N/A                  |
| Final Parcel Map                               | \$100                       | \$250 + \$20/lot                                   | N/A                  |

N/A – not available

Sources: City of Orland, City of Willows, Glenn County Planning Department.

### Development Permit and Approval Processing

The development review and permitting process is utilized to receive, evaluate, and consider approval of new development applications. The development review and permitting process ensures that new residential projects reflect the goals and

policies of the General Plan and meet the intent and requirements of the zoning code.

Applications for development permits are made in writing to the City's Planning Department. Applications vary depending on the type of permit being requested. In addition, some planning applications require public hearings. In the past, lack of funding has not allowed adequate staffing of the Planning Department, which have led to some delays in processing applications. Recently, the City has taken steps to rectify the situation. While some improvement is still possible, development permit approval processing in Orland does not create any unusual delays that may increase the cost of housing.

Project application review is usually completed within two to three weeks of accepting an application. Determination of approval is usually based on consistency with the General Plan, character of adjacent land uses, adequate size and shape of lots, zoning compliance, and conformance with land development standards. The basic steps for development processing are as follows (example assumes that application is submitted to Building Department to construct single-family dwelling on existing, finished lot):

1. Applicant submits 3 sets of plans and plan review fee to Building Department. Applicant is informed that full initial review will take 2 to 3 weeks.
2. Copies of site plan and other relevant information are circulated to all concerned City departments (Planning, City Engineer, Public Works, Electrical, Fire, Police, Finance) for review and comments.
3. Building plans are reviewed for compliance with applicable building





codes (this takes place concurrently with City departmental review).

4. All department comments are sent to the applicant via U.S mail and/or fax (usually about 2 to 3 weeks after the initial submittal).
5. A very small percentage of projects are approved during the initial review. Projects that are not approved must resubmit plans that respond to and incorporate staff comments that were issued during the initial review.
6. Resubmitted plans usually can be reviewed in 2 to 3 weeks.
7. A building permit can usually be issued within 1 day after all departments approve the application, assuming that building plans are reviewed concurrently with the application. If this is not the case, then the building permit would be issued after building plan review, which may take up to 45 days.

In general, a development plan review takes 35 days for staff review. A project that requires approval from the City Council will require more time. An approved development plan is in effect for three years.

Larger projects such as residential subdivisions and multifamily housing projects, along with various development review and approval activities such as general plan amendments, rezones, and specific plans, may be subject to the California Environmental Quality Act (CEQA) and require the preparation of an environmental document (i.e., environmental impact report, negative declaration) before a project can be approved. The requirement to prepare an environmental document can substantially lengthen the development review process, sometimes taking up to one year to obtain project

approval. State environmental law mandates much of the time required in the environmental review process. Also, the environmental review process requires public participation. This typically includes a public review period for environmental documents and at least one public hearing on certification of the environmental document. This could add more time to the process.

Larger development projects are typically subject to review by the City's Technical Advisory Committee (TAC). The TAC, comprised of representatives from various City departments, review projects for their consistency with development standards and recommend changes to project design if necessary. TAC review occurs prior to the project approval stage. By ensuring that a project meets all City development requirements, review by the TAC can expedite approval of development projects.

Duplexes and triplexes are principally permitted uses in both the R-2 and R-3 zones by right. Therefore, such projects do not have to undergo a use permit application process. Apartment projects are a principal permitted use in the R-3 zone. However, multifamily projects in the R-3 zone do require a use permit, and therefore must undergo the use permit application process. In addition, apartment projects would undergo a design review process. While these procedures may add a small amount of time to the development process for apartment projects, they are not significantly different from procedures for apartment projects in other jurisdictions. The most time-consuming portion of apartment project evaluation is the environmental review process, which is required by State law. Therefore, while the application process for apartments may be lengthier, the process is not unusually different from that for other jurisdictions, and is not considered a significant constraint.





The costs associated with development project review will vary between projects. The City is in the process of implementing procedures and practices designed to expedite application processing, reduce costs, and clarify the process to developers and homeowners. These efforts, coupled with development fees that are similar to those of other communities, suggest that processing time and fees are not a major constraint to the development of housing in Orland. The processing time and fees are necessary to ensure that housing projects comply with applicable City standards and pay for their fair share of City services.

#### **Constraints on Housing for Persons with Disabilities**

Under Senate Bill (SB) 520, which became effective January 1, 2002, a Housing Element is required to analyze potential and actual constraints upon the development, maintenance and improvement of housing for persons with disabilities, and to demonstrate local efforts to remove governmental constraints that hinder the locality from meeting the need for housing for persons with disabilities (California Government Code Section 65583(a)(4)). In accordance with the provisions of SB 520, the following section analyzes constraints on housing for persons with disabilities.

As previously discussed in Section 4, Housing Needs Assessment, there were 1,349 persons in Orland who had a disability, as of the 2000 Census. There were 586 persons age 16 to 64 who had a disability that prevented them from going outside their homes, while another 192 persons had a self-care disability. However, there is only one licensed facility in Orland that serves adult non-elderly disabled persons – the North Valley Services Adult Day Support Center on 923 East South Street. This indicates that many disabled persons in Orland are potentially being housed in units

that may not be specially designed to accommodate disabilities. One reason could be constraints on housing development for disabled persons imposed by governmental ordinances and procedures. This analysis looks at three general categories of potential constraints: zoning and land use, permits and processing procedures, and building codes.

#### *Zoning and Land Use*

The Orland Zoning Ordinance permits community care facilities for six or fewer persons by right in the Residential Estate (R-E), Residential One-Family (R-1) and Residential Two-Family (R-2) zones. This means that such facilities can be established without going through a permit process, which saves time and money. Larger facilities (more than six persons) are allowed with a conditional use permit in the aforementioned residential zones, as well as the Residential Multiple Family-Professional (R-3), Community Commercial (C-2) and Highway Service Commercial (C-3) zones. In addition, the Planned Development (P-D) zone allows for various uses, subject to a use permit for the development. Therefore, the Zoning Ordinance does not unduly restrict the placement of community care facilities that could serve disabled persons.

As previously discussed in Section 4, no special design or permitting standards have been established for care facilities other than conditional use permit as required. The City's Zoning Ordinance does not establish special standards or requirements for community care facilities or group care homes that would serve adult disabled persons, such as occupancy standards or siting requirements. The conclusion is that the City's zoning and land use regulations do not represent a significant constraint on development of housing for persons with disabilities.





*Permits and Processing Procedures*

City permitting and processing procedures for retrofits for persons with disabilities are not significantly different from those for other modifications. Interior modifications to a residential unit require a building permit, as does the installation of a ramp that is 30 inches or more above grade. This ensures that all modifications comply with the applicable building codes adopted by the City. Ramps that are less than 30 inches above grade do not require a building permit. There are no special permits or procedures that are required beyond the necessary permits and procedures that are required for other projects.

*Building Codes and Standards*

As previously stated, the City of Orland has adopted the 1998 California Building Code. The California Building Code contains Chapter 11, which incorporates provisions of the Americans With Disabilities Act. One provision is that a number of the residential units in new multifamily construction of three or more apartments, or four or more condominiums, must be accessible or adaptable. The City enforces the provisions of the California Building Code and other codes applicable to building construction. These codes set minimum standards for health and safety, which should be met or exceeded at all times.

The City of Orland has established land division improvement standards for subdivisions. Improvements include, but are not limited to, dedication of streets, curbs, gutters and sidewalks. The standard width for all sidewalks is 4.5 feet, except increased width may be required in commercial zones to match existing sidewalk widths. The standard provides adequate width to accommodate a person in a wheelchair. City standards for sidewalks also indicate that ramps for

handicapped persons shall be installed at all street intersections. Therefore, the City's land division improvement standards take into consideration persons with disabilities. All other improvement standards are the minimum standards to assure adequate functioning of infrastructure and the safety and health of City residents.





## 8. HOUSING GOALS, POLICIES AND PROGRAMS

The purpose of this chapter is to present the City of Orland's housing plan. The housing plan is based upon state and local housing policies, identified housing needs of the City's residents, and the City's housing resources and housing constraints.

### STATE HOUSING STRATEGY AND POLICIES

In 1980, the State of California amended the Government Code by adding Article 10.6 regarding Housing Elements. By enacting this statute, the legislature found that "the availability of housing is of vital statewide importance, and the early attainment of decent housing and a suitable living environment for every California family is a priority of the highest order. The early attainment of this goal requires the cooperative participation of government and the private sector in an effort to expand housing opportunities and accommodate the housing needs of Californians of all economic levels. Local and state governments have a responsibility to use the powers vested in them to facilitate the improvement and development of housing to make adequate provision for the housing needs of all economic segments of the community..."

In 1995, the State published the State of California Consolidated Plan that includes a five-year housing strategy. The five-year housing strategy is intended for the utilization of federal resources toward housing needs in the state. Three broad objectives are identified for the use of federal funds:

- 1) Meeting low-income renters needs.
- 2) Meeting low-income homeowners needs.
- 3) Meeting the needs of homeless persons and households requiring supportive services.

Within the five-year strategy is a sublist of strategies that are intended to address housing as a statewide concern:

- 1) Development of New Housing (assisting local governments in preparing and implementing housing elements of their general plan, expedited permit processing for affordable housing, funding resources and fostering partnerships between housing providers).
- 2) Preservation of Existing Housing and Neighborhoods (rehabilitation of existing homes, code enforcement, preserving government-assisted housing projects and mobile home ownership).
- 3) Reduction of Housing Costs (development on surplus and under-utilized land, self-help construction and rehabilitation programs, tax-exempt bonds for development and rehabilitation, financing and manufactured homes, eliminating duplicative environmental review procedures and revising regulations that add to the cost of housing development).

In 1999, the State issued the California Statewide Housing Plan Update. Key issues in the Housing Plan include the following:

- Much higher levels of housing construction are needed to adequately house the State's population.
- High housing cost burdens are increasingly an issue for both owners and renters. The combination of upward price pressure in the housing markets and relatively tight urban housing markets has led to increasing cost burdens, particularly for low-income renter residents.



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## 2. Financial Projections

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- In some portions of the State, the level of overcrowding has dramatically increased.
- A substantial portion of affordable rental housing developments statewide are at risk of conversion to market rate use.
- Significant numbers of temporary agricultural workers migrate throughout the State facing housing challenges that impact their welfare.
- Homeless individuals and households face significant difficulties in obtaining shelter and reintegrating themselves into the broader society.

locations, and enhances existing neighborhoods, services, and the environment.

- 2) **Housing Quantity Goal:** Encourage the preservation of existing housing and the construction of new housing at a cost and in quantities to meet the needs of all income groups, including the very-low, low-, and moderate-income groups.
- 3) **Affordable Housing Goal:** Promote affordability of housing of all types to meet the present and projected needs of households of all income levels.
- 4) **Equal Housing Opportunity Goal:** Assure that discrimination is not a factor in the ability of residents to obtain housing.
- 5) **Natural Resources and Energy Conservation Goal:** Promote efficient construction methods and energy conservation measures in rehabilitated and new housing.

#### CITY OF ORLAND HOUSING PLAN

The purpose of this chapter is to create a housing plan that works toward the preservation, improvement and development of housing for Orland. The housing plan includes many components, such as the establishment of goals, objectives and programs, which together provide a foundation upon which detailed housing activities, can be developed and implemented.

The Goals, Objectives, Policies and Programs of the Orland General Plan that address housing are as follows:

#### GOALS, OBJECTIVES, POLICIES, AND PROGRAMS

The housing goals of Orland focus on five specific aspects of the housing market. Goals are provided to address each of these issues, and policies are developed to support and implement each goal. The five housing goals of the City of Orland are:

- 1) **Housing Quality Goal:** Promote the development of new housing that meets safety standards, offers a variety of housing types in a variety of

#### *Goal HE-1: Housing Quality*

*It is the goal of the City of Orland to promote the development of new housing that meets safety standards, offers a variety of housing types in a variety of locations, and enhances existing neighborhoods, services, and the environment.*

**Policy HE-1.A:** Maintain and enforce development standards that provide durable housing and safe neighborhoods for housing of all income levels.



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## Chapter 1: Introduction

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## Chapter 2: Theoretical Framework

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## Chapter 3: Methodology

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## Chapter 4: Results and Discussion

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*Policy HE-1.B:* Encourage new development to integrate housing types serving a range of households.

*Policy HE-1.C:* Review all development plans and zoning requests to encourage a wide variety of neighborhoods and housing opportunities affordable to the City's labor force.

*Policy HE-1.D:* Annually review the City General Plan, Housing Element and Municipal Code to analyze the effectiveness of the goals, policies, programs and codes and assist in the development of housing for all Orland residents.

*Policy HE-1.E:* Encourage the maintenance of existing housing to prevent deterioration and promote dwelling lifespan.

*Policy HE-1.F:* Facilitate the private rehabilitation of housing units through the identification of available funding sources and informing City residents of such sources.

The following programs have been adopted to attain Goal HE-1 and to implement the above policies:

*Program HE-1.A:* Housing Inspection Program

Objective: The City's Building Department is responsible for building and zoning code inspections. On a request basis, the Building Department will inspect residential properties to identify Health and Safety Standards violations and other Building Code violations in need of correction. Buildings found to be in violation of Health and Safety Standards and/or Building Codes will be required to be rehabilitated to current Codes and Standards. (*Policies HE-1.A, HE-1.E*)

Specific Action Required: The Building Department will inspect buildings for Health and Safety Standards and Building Code violations. City inspectors will

provide information on the City's housing rehabilitation program to lower-income households with housing rehabilitation needs or found to have code violations.

Funding Sources: City General Fund.

Responsible Agencies/Departments: Building Department.

Implementation Schedule: Ongoing.

Expected Results: The City anticipates requests to inspect five (5) housing units annually on average.

*Program HE-1.B:* Housing Rehabilitation Program

Objectives: Continue the City's programs to provide financial assistance to owner and renter lower-income households for housing rehabilitation. (*Policies HE-1.A, HE-1.E, HE-1.F*)

Specific Action Required: Continue to apply for Community Development Block Grant (CDBG) funding for this program. Programs for housing rehabilitation shall be publicized through the development of informational brochures made available at City Hall, the public library and other public places as appropriate.

Funding Sources: CDBG Program.

Responsible Departments/Agencies: Finance Department.

Implementation Schedule: Ongoing. Complete application for CDBG funds by 2005.

Expected Results: The rehabilitation of an average of four (4) housing units per year.



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*Program HE-1.C: First Time Homebuyers Program*

Objective: Continue the City's First-Time Homebuyers Program to assist in the home buying opportunities for lower income households. (*Policy HE-1.B*)

Specific Action Required: Continue to apply for and employ CDBG, HOME and/or other funding for this program in the City. This program shall be publicized through the development of informational brochures made available at City Hall, the public library and other public places as appropriate.

Funding Sources: City General Fund for applications to grant funding agencies. If applications are successful, grants will be used to fund the program.

Responsible Departments/Agencies: Finance Department.

Implementation Schedule: Complete application for CDBG and HOME funds in 2005.

Expected Results: The provision of first-time homebuyer grants to an average of two (2) lower-income households per year.

*Program HE-1.D: Infrastructure Provision and Financing*

Objective: Minimize infrastructure costs for residential development by identifying infrastructure needs and coordinating and streamlining infrastructure financing programs. (*Policies HE-1.A, HE-1.C*)

Specific Action Required: Evaluate measures that reduce infrastructure demands, and consequently the need for public facilities to serve residential development on an annual basis. Analyze existing and potential infrastructure

financing measures for their ability to meet infrastructure needs without an adverse impact in housing costs, and modify the existing infrastructure planning and financing process as required. The City will examine the feasibility of using funding programs such as the CalHome Program, Mercy Loan Program, Predevelopment/Construction Loan Program, and the Water and Waste Disposal Program.

Responsible Agency: Public Works, Finance and Planning Departments.

Funding Source: CDBG, General Fund, Capital Improvement Program.

Implementation Schedule: Ongoing.

Expected Results: Reduction of housing development cost associated with infrastructure development, and provision of additional resources that will encourage housing production.

*Program HE-1.E: General Plan and Housing Element Periodic Review and Update*

Objective: Maintain a General Plan, including the Housing Element, that contains current data and is effective in implementing housing goals. (*Policies HE-1.A, HE-1.D, HE-1.E, HE-1.F*)

Specific Action Required: Review the General Plan and Housing Element on an annual basis evaluating the effectiveness of the Housing Element in achieving goals and objectives, and update the data in the Housing Element on a continual basis. Provide annual reports as to the effectiveness of the Housing Element to the Orland Planning Commission, the City Council, and the Department of Housing and Community Development, as required by Government Code Section 65400.





Responsible Agency: Planning Department, Planning Commission, City Council.

Funding Source: General Fund.

Implementation Schedule: Ongoing.

Expected Results: Annual evaluation of the effectiveness of the General Plan, including Housing Element goals, policies and programs.

*Program HE-1.F: Zoning Ordinance Review and Update*

Objective: Maintain a Zoning Ordinance that contains current data and is effective in implementing housing goals. (*Policies HE-1.A, HE-1.D, HE-1.E, HE-1.F*)

Specific Action Required: Review the Zoning Ordinance on an ongoing basis to determine the effectiveness of the Ordinance in achieving goals and objectives, and update the Zoning Ordinance to comply with new and revised State planning and zoning law requirements as needed.

Responsible Agency: Planning Department, Planning Commission, City Council.

Funding Source: General Fund.

Implementation Schedule: Ongoing.

Expected Results: Periodic evaluation of the effectiveness of the Zoning Ordinance in achieving the goals of the General Plan and of its compliance with State law.

*Program HE-1.G: Technical Advisory Committee Review*

Objective: Currently, the City reviews larger development proposals through a

Technical Advisory Committee (TAC). These meetings are intended to promote development by addressing the development requirements and concerns early in the process, including design features of projects. City department heads and the project applicant attend the meeting. (*Policy HE-1.C, see also Programs 1.1.A.4, 1.1.A.5, 1.2.A.1 and 1.3.A.1 of the Land Use Element of the Orland General Plan*)

Specific Program Required: Continuation of TAC meetings. The City shall review TAC procedures and standards of review in order to improve the effectiveness and efficiency of the review, and to provide clarity of review standards to project applicant. In reviewing these procedures, the City will solicit input from local developers, real estate agents, nonprofit housing groups and other interested parties as appropriate. The City shall provide information on standards and guidelines of TAC project review to potential developers and other interested parties.

Responsible Agency: Planning Department.

Funding Source: City General Fund.

Implementation Schedule: Ongoing.

Expected Results: The promotion of development in accordance with City standards and streamlining of the TAC review process.

### *Goal HE-2: Housing Quantity*

*It is the goal of the City of Orland to encourage the preservation of existing housing and the construction of new housing at a range of costs and in quantities to meet the needs of all income groups, including the very-low, low-, and moderate-income groups.*



Individuals with a history of trauma  
The purpose of this study was to  
investigate the impact of trauma  
on the development of post-traumatic  
stress disorder (PTSD) in a sample  
of 100 individuals who had been  
exposed to a traumatic event. The  
results of the study are presented  
below.

Method  
The study was conducted in a  
community setting. The sample  
consisted of 100 individuals who  
had been exposed to a traumatic  
event. The study was conducted  
in a community setting. The  
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Results  
The results of the study are  
presented below.

Conclusion  
The study found that individuals  
who had been exposed to a  
traumatic event had a higher  
prevalence of PTSD than those  
who had not been exposed to a  
traumatic event.

Limitations  
The study had several limitations.  
First, the sample was not  
representative of the general  
population. Second, the study  
did not control for other factors  
that may have influenced the  
results.

Future Research  
Future research should focus on  
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development of PTSD in a  
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References  
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**Policy HE-2.A:** Identify adequate sites for the development of a variety of types of housing for the needs of all income levels, including rental housing, factory-built housing, mobile homes, emergency shelters and transitional housing. The sites will be made available with appropriate zoning and development standards, and will have the public services and facilities needed to facilitate and encourage development.

**Policy HE-2.B:** Encourage infill development to maximize use of available land and existing infrastructure and also to eliminate unsightly and unsafe conditions on unused lots.

**Policy HE-2.C:** Encourage the production of second units as appropriate.

**Policy HE-2.D:** Encourage the development of market rate housing to meet the needs of moderate and above-moderate income households.

**Policy HE-2.E:** Reduce the cost of providing infrastructure to serve new housing constructed to meet the needs of existing and projected households.

**Policy HE-2.F:** Where appropriate, remove governmental constraints to the maintenance, improvement and development of housing.

**Policy HE-2.G:** Endeavor to meet the City's share of the Regional Housing Needs Allocation for the 2003-2008 period, as revised in this Housing Element.

The following programs have been adopted to attain Goal HE-2 and to implement the above policies:

**Program HE-2.A:** Medium and High Density Residential Sites

Objective: Increase the number of sites available for medium and high density

residential development, particularly medium density residential sites, which are currently lacking within the City. (*Policies HE-1.B, HE-2.A, HE-2.D, HE-2.F, HE-2.G, HE-3.D*)

Specific Action Required: The City in future annexations shall give high priority to areas designated Medium Density Residential and High Density Residential in the Orland General Plan. The City shall expedite annexation applications from project applicants that propose medium and high density residential development. The City shall ensure the availability suitable vacant sites for medium and high density residential development to meet RHNA targets by amending the General Plan and zoning designations as necessary.

Responsible Agency: Planning Department.

Funding Source: City General Fund.

Implementation Schedule: Ongoing.

Expected Results: An increased number of potential development sites for medium and high density residential projects.

**Program HE-2.B:** Residential Site Development Program

Objective: The supply of developable land zoned for higher density residential use is a limiting constraint to the development of higher density housing in the City. Identification of vacant and under-utilized residential land and its development potential will help to determine the residential development potential in the City and assist in identifying ways to remove the constraints. (*Policies HE-2.A, HE-2.B, HE-2.F, HE-2.G*)

Specific Action Required: The Planning Department will develop and maintain a





database to identify vacant and under-utilized residential land and the constraints to the development of that land. This information shall be made available to the public by the Planning Department.

The City shall also undertake a comprehensive program to identify parcels as candidates for medium density and high-density housing development, including parcels currently designated for lower-density development. Once the parcels have been identified, the City will pursue the necessary General Plan amendments and rezoning actions to change the designations of appropriate parcels to higher-density development. The City shall designate sufficient acreage for the development of 50-100 additional high-density residential units and 25-50 additional medium-density residential units.

Responsible Agency: Planning Department.

Funding Source: City General Fund.

Implementation Schedule: See **Figure HE-1** of this Housing Element. Program to identify and redesignate parcels for higher-density development to occur in 2004-2005.

Expected Results: A Residential Site Development database to assist in the development of housing in the City. Also, additional parcels for medium-density and high-density housing development would be made available.

#### *Program HE-2.C: Second Units*

Objective: Encourage the production of second units housing to meet the needs of the expanding Orland population. (*Policies HE-1.B, HE-2.C, HE-2.G*)

Specific Action Required: Provide educational materials regarding second units in the form of brochures at City Hall and the public library.

Responsible Agency: Planning Department and Building Department.

Funding Source: City General Fund.

Implementation Schedule: Ongoing.

Expected Results: The development of two (2) second residential units annually on average.

#### *Program HE-2.D: Housing Opportunities Program*

Objective: Encourage the production of market rate housing for households with incomes of 80 percent or more of Glenn County Area Median Income in order to meet and/or exceed the adjusted Regional Housing Needs Allocation (RHNA) of 286 housing units for moderate and above-moderate households. The proportion of RHNA housing units to meet households with income at or above 80 percent of the County median is approximately 67 percent, which would indicate a need for market-rate housing. (*Policies HE-1.B, HE-1.C, HE-2.D, HE-2.F, HE-2.G*)

Specific Action Required: The Planning and Building Departments will confer with real estate agents, housing developers and financial institutions in order to identify the items necessary for the production of market-rate housing, those units affordable to moderate and above moderate households. Once these items have been identified, the Planning Department will provide this information to housing developers to encourage the construction of market-rate housing.





Responsible Agency: Planning Department, Building Department.

Funding Source: City General Fund.

Implementation Schedule: June 2004.

Expected Results: The development of 250 market-rate-housing units.

*Program HE-2.E: Development Processing System Review Program*

Objective: Complex processing procedures in permit issuance can be a major obstacle in housing development especially for affordable housing projects that are under tight timelines imposed by state and federal funding programs. Minimize processing time for development permits, especially those for affordable residential projects and projects that conform to City development requirements. (*Policy HE-2.F*)

Specific Program Required: Monitor the development processing/review procedures on an ongoing basis to minimize the time required for review by the City. The City shall also consider making available to prospective developers the option of having a predevelopment conference prior to submittal of a project application. In reviewing these procedures, the City will solicit input from local developers, real estate agents, nonprofit housing groups and other interested parties. This reduction in time will reduce the cost to developers and may increase the housing production in the City.

Responsible Agency: Planning Department, Building Department.

Funding Source: City General Fund.

Implementation Schedule: Ongoing.

Expected Results: The reduction of plan review time needed by City staff and housing developers.

*Program HE-2.F: Planned Development*

Objective: The City shall encourage Planned Developments. The City has a Planned Development (P-D) overlay zoning district, which allows for flexibility in the use and design of land and structures. This flexibility may include the alteration of setback requirements, height limits, sign requirements, building coverage limits, off-street parking, density and intensity limits, etc. These districts are excellent areas for the development of a mix of different housing types such as condominiums, apartments and single-family dwellings. (*Policies HE-1.B, HE-1.C, HE-2.A, HE-2.D, HE-2.F, see also Program 1.2.A.5 of the Land Use Element of the Orland General Plan*)

Specific Program Required: The City shall produce informational brochures describing the PD process and its possibilities, identify areas of the City which may be rezoned as Planned Development districts, and identify possible development incentives for a PD such as density bonuses, infrastructure cost sharing and increased housing density.

Responsible Agency: Planning Department, Planning Commission, City Council.

Funding Source: City General Fund.

Implementation Schedule: 2005.

Expected Results: The promotion of neighborhoods with a mix of different housing types and land uses.





*Goal HE-3: Affordable Housing*

*It is the goal of the City of Orland to promote affordability of housing of all types to meet the present and projected needs of households of all income levels.*

*Policy HE-3.A:* Preserve assisted housing identified in this document as reserved for lower-income households.

*Policy HE-3.B:* Seek and support programs that address the housing needs of special groups such as seniors, disabled, farmworkers, those in need of temporary shelter, single-parent families and large families.

*Policy HE-3.C:* Assist in the development of housing affordable to very-low and low-income households through financial and/or technical assistance.

*Policy HE-3.D:* Expand the availability of affordable housing by encouraging multifamily residential development.

*Policy HE-3.E:* Avoid concentration of affordable housing in a single portion of the City.

The following programs have been adopted to attain Goal HE-3 and to implement the above policies:

*Program HE-3.A:* Affordable Housing Preservation

Objective: The establishment of a program to monitor and preserve affordable housing at-risk of converting to market-rate through a program that includes notification to owners and tenants and participation in federal, state and local preservation programs. (*Policy HE-3.A*)

Specific Action Required: The City will monitor the existing affordable multifamily

housing complexes in Orland to determine if any of these complexes intend to convert to market rate housing. The City will also develop a program with the intent of identifying funding sources and other options for the preservation of at-risk affordable housing, in coordination with nonprofit organizations and other agencies.

Responsible Agency: Finance Department, Planning Department.

Funding Source: City General Fund, as well as other State, federal and private funding sources.

Implementation Schedule: Ongoing.

Expected Results: A program to assist in the preservation of at-risk housing units.

*Program HE-3.B:* Funding for Affordable Housing Development

Objective: Encourage and connect developers with the most feasible and appropriate available housing programs provided by the state and federal government that meets the needs of existing and future residents. (*Policies HE-2.E, HE-3.A, HE-3.B, HE-3.C, HE-3.D*)

Specific Action Required: Coordinate with county, state and federal resources to obtain any available sources of funding for the development of affordable housing units. This activity will be updated annually.

There are a number of state and federal programs, which provide low-cost financing or subsidies for the production of low-and moderate-income housing. Certain programs require an application and participation by the local public agency, other programs are for use by non-profit housing corporations and housing authorities, and the remaining programs require application and direct





participation by a private developer. The City will determine which programs will be most beneficial for housing production in the City and then directly or indirectly pursue those programs. The City shall secure funding for at least one affordable housing program during the planning period. Programs in which the City will consider are:

- State Predevelopment Loan Program (PDLP)
- Multifamily Housing Program (MHP)
- Rural Development Assistance Program
- State Joe Serna Farmworker Grant Program (FWHG)
- USDA Rural Development, Section 515 Program
- USDA Rural Development, Section 523/524 Technical Assistance Grants
- Community Development Block Grant Program (CDBG)
- Home Investment Partnerships Program (HOME)

Funding Sources: All available federal, state and local sources.

Responsible Departments/Agencies:  
Finance Department.

Implementation Schedule: Ongoing. Scheduling of City applications for funding from the various Federal and State funding programs are dependent on the application deadlines for the various programs and on funding availability within the City General Fund. The City will contact the Department of Housing and Community Development to determine the application deadlines for the various funding sources. The City will apply for funding as it comes available and as staffing and budget permits.

Expected Results: The supply of information to developers for possible funding sources.

*Program HE-3.C:* Self-Help Housing Development Program

Objective: Self-help housing, or housing developed through “sweat equity,” is a good opportunity for lower income households to gain home ownership. It is the City’s desire to continue to encourage this type of homeownership for lower income households. (*Policy HE-3.C*)

Specific Action Required: The City shall continue to encourage self-help housing development projects by agencies such as the Community Housing Improvement Program (CHIP) or Habitat for Humanity. The City shall assist in identifying possible sites for such housing development and incentives such as fee reductions, funding sources, and process streamlining techniques, and shall promote self-help housing to the public through informational brochures.

Funding Sources: City General Fund

Responsible Departments/Agencies:  
Finance Department, Planning Department, Building Department, Planning Commission, City Council.

Implementation Schedule: The City will contact prospective affordable housing developers, identify possible sites and identify incentives by January 2005. Informational brochures will be made available by July 2005.

Expected Results: The production of five (5) self-help housing units annually on average.





*Program HE-3.D: Density Bonus Program*

Objective: The production of low and moderate-income housing. (*Ref. Policy HE-2.D, HE-3.C*)

Specific Action Required: Density bonuses provide a developer with additional dwelling units within a given land use designation in exchange for the provision of housing affordable to low-and-moderate-income households. State law provides that if a developer proposes to include at least twenty (20) percent of the dwelling units in a project at rents/prices that are affordable to low-income households, or ten (10) percent of the dwelling units in a project at rents/prices that are affordable to very low-income households, or fifty (50) percent of the dwelling units for senior citizens, the local jurisdiction must permit a twenty-five (25) percent density bonus.

The City, at its discretion, will offer a density bonus in excess of the state required density bonus of up to thirty (30) percent. In addition, a density bonus of thirty (30) percent will be offered for moderate-income housing (affordable at 80 to 120 percent of median income) depending on the physical characteristics of the site, the availability of sufficient infrastructure to serve the project, project design, and surrounding land uses. Projects that take advantage of the density bonus for moderate income housing shall be required to maintain affordability for at least twenty (20) years. The density bonus will be promoted by informational brochures, which will be displayed at City Hall and the public library.

The City's Zoning Ordinance shall be amended to adhere to recently enacted legislation regarding the State density bonus law (AB 1866, Chapter 1062, Statutes of 2002).

Responsible Agencies/Departments: Planning Department.

Funding Sources: General Fund.

Implementation Schedule: Ongoing – continuation of existing program. Amendment of Zoning Ordinance to adhere to new density bonus legislation shall be completed by December 31, 2004.

Expected Results: The development of twenty-five (25) moderate-income and twenty (20) low-income housing units.

*Program HE-3.E: Removal of Governmental Constraints to Housing Development for Persons with Disabilities*

Objective: The identification and removal of possible governmental constraints to the development of housing for persons with disabilities. (*Policy HE-3.B*)

Specific Action Required: Persons with disabilities have been identified by the State as a housing special needs group and thus actions must be taken to ensure that housing for these persons is not inhibited due to City of Orland housing policies and practices.

Annually evaluate whether there are constraints on the development, maintenance and improvement of housing intended for persons with disabilities. The analysis will include a monitoring of existing land use controls, permit and processing procedures and building codes, including an evaluation of the Zoning Ordinance for compliance with the Americans with Disabilities Act (ADA) for constraints on ADA retrofit efforts. If any constraints are found in these areas, the City will initiate actions to address these constraints, including removing the



## THE 100TH ANNIVERSARY OF THE 1918 CONSTITUTION

The 100th anniversary of the 1918 Constitution is a significant milestone in the history of the Republic of Turkey. It marks the beginning of a new era in the country's development and progress.

The 1918 Constitution was a landmark document that established the principles of democracy and the rule of law in Turkey. It provided a framework for the government and the rights of the citizens. The constitution was a result of the efforts of the Turkish people and their leaders to create a modern state.

The 1918 Constitution was a response to the challenges faced by the young republic. It was a document that reflected the aspirations of the Turkish people for a better future. It was a document that laid the foundation for the modern state of Turkey.

The 1918 Constitution was a document that was born out of the struggles of the Turkish people. It was a document that was shaped by the experiences of the Turkish people. It was a document that was a reflection of the Turkish people's desire for a better life.

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constraints or providing reasonable accommodation for housing intended for persons with disabilities.

Responsible Agencies/Departments:

Planning Department, Building Department, City Council.

Funding Sources: General Fund.

Implementation Schedule: The City will conduct an evaluation by June 2005 and annually thereafter. If any constraints are found, the City will take subsequent actions within six months of the completion of the evaluation.

Expected Results: A complete evaluation of the City's policies and regulations to determine if any constraints to the development of disabled housing as a result of those policies and regulations exist and removal of such constraints if they do exist.

*Program HE-3.F: Agricultural Employee Housing*

Objective: California Health and Safety Code Section 17021.6 require jurisdictions to consider agricultural employee housing as a permitted use in all agriculturally zoned districts within that jurisdiction. The City does not have an agricultural zone. Health and Safety Code Section 17021.5 states that employee housing for farmworkers accommodating six or fewer workers shall be considered a residential use and shall not require any special approvals that are not required of a family dwelling of the same type in the same zone. Currently, the City's Zoning Ordinance does not explicitly allow for agricultural employee housing in the zoning districts in the City. (*Policy HE-3.B*)

Specific Action Required: The City shall amend its Zoning Ordinance to conform to State law regarding farmworker housing accommodating six or fewer workers. The

City will consult with Glenn County on the need for farmworker housing and potential housing sites, including sites within the City's Sphere of Influence, and support County efforts to secure funding for farmworker housing programs. The City shall continue to work with local nonprofit affordable housing developers to identify and pursue funding for affordable farmworker housing.

Funding Sources: General Fund, as well as additional funding sources for farmworker housing such as HUD, USDA and HCD.

Responsible Departments/Agencies:

Planning Department, Planning Commission, City Council, Glenn County.

Implementation Schedule: Consultations to be completed by June 2005, with changes to Zoning Ordinance to occur in the same year.

Expected Results: The addition of potential development sites for farmworker housing in the City.

*Program HE-3.G: Large Household Housing*

Objective: Large renter households are those with five or more persons. Orland does not have an adequate number of dwellings sized for this large family group. The number of large rental housing units is very limited in the City; therefore, large renter households cannot obtain adequate housing. (*Policy HE-3.B*)

Specific Action Required: The City will create an incentive program for the development of rental housing units with three or more bedrooms. The program may include, but is not limited to, features such as fee reductions, modifications to development standards, and financial incentives.





Funding Sources: General Fund, state and federal funds.

Responsible Departments/Agencies:  
Planning Department, Planning Commission, City Council.

Implementation Schedule: 2006

Expected Results: The City will provide incentives to assist the development of larger rental housing units.

*Program HE-3.H: Emergency/Transitional Shelters*

Objective: The provision of emergency and transitional shelters and assistance to homeless persons as required. (*Policy HE-3.B*)

Specific Action Required: The City will continue to permit emergency and transitional shelters in the Public Facilities (P-F) zoning district. In addition, the City shall amend its Zoning Ordinance with consideration to permitting emergency and transitional shelters, by Conditional Use Permit, in the Light Industrial (M-L) and/or the Community Commercial (C-2) zoning districts. The Conditional Use Permit process will consider issues such as security and compatibility with adjacent land uses, as well as other pertinent issues. The City also will support local and regional public assistance programs for the homeless, such as those sponsored by the Community Action Agency.

Responsible Departments/Agencies:  
Planning Department, City Council.

Funding Sources: General Fund

Implementation Schedule: Ongoing.  
Identification of site by January 2005.

Expected Results: Assist the development of emergency and transitional shelters and programs.

*Program HE-3.I: Conditional Use Permit Process for Multifamily Projects*

Objective: Ensuring that the conditional use permit process for multifamily projects of greater than four housing units does not impact the timing, cost and supply of multifamily development.

Specific Action Required: The City shall monitor the conditional use permit process on multifamily applications to determine whether the process impacts the timing, cost and supply of multifamily development. During the annual report to the Planning Commission, an assessment shall be made of multifamily projects considered during the year. If it is determined that the conditional use permit process impacts the timing, cost and supply of multifamily housing, the City shall reconsider its position on this matter and adopt mitigations, which could include eliminating the conditional use process, within six months.

Responsible Departments/Agencies:  
Planning Department, Planning Commission.

Funding Sources: General Fund

Implementation Schedule: The City will conduct an evaluation by June 2005 and annually thereafter. If any constraints or impacts are found, the City will take subsequent actions as described above within six months of the completion of the evaluation.

Expected Results: Removal of constraints to multifamily housing projects greater than four units, leading to reduced time for project approval.





*Goal HE-4: Equal Housing Opportunity*

*It is the goal of the City of Orland to assure that discrimination is not a factor in the ability of households to obtain housing.*

**Policy HE-4.A:** Promote housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, or color.

**Policy HE-4.B:** Support state and federal mandates for fair housing practices.

The following program has been adopted to attain Goal HE-4 and to implement the above policies:

**Program HE-4.A:** Housing Discrimination and Housing Equal Opportunity

Objective: Prevent housing discrimination and promote equal housing opportunities. (Policies HE-4.A, HE-4.B)

Specific Action Required: Continue to coordinate and refer interested persons to the appropriate agencies, which may include but are not limited to the Community Legal Information Center, Mediation Center of the North Valley, Legal Services of Northern California, California Department of Fair Employment and Housing (DFEH), and U.S. Department of Housing and Community Development (HUD). The City will act as an independent third-party to discrimination complaints. The City will support housing equal opportunity programs by providing informational fair housing brochures available to the public at City Hall, the public library and other public places as appropriate.

Responsible Departments/Agencies: City Manager.

Funding Source: City General Fund.

Implementation Schedule: Ongoing.

Expected Results: Adherence with the City's policy of fair housing practices.

*Goal HE-5: Natural Resources and Energy Conservation*

*It is the goal of the City to promote the conservation of natural resources and energy in housing production.*

**Policy HE-5.A:** Encourage the reduction of energy use and the conservation of natural resources in the development of housing through implementation of the State Energy Conservation Standards.

**Policy HE-5.B:** Promote new housing construction that conserves land and resources, is cost effective and has weatherproofing measures to reduce utility cost in new development.

**Policy HE-5.C:** Promote the use of energy conservation measures for all housing, including housing available for those with low and moderate incomes.

The following programs have been developed to attain Goal HE-5 and implement the above policies:

**Program HE-5.A:** Implement State Energy Conservation Standards

Objective: The City will continue to promote energy and resource conservation wherever possible. Applicants for building permits must show compliance with the state's energy conservation requirements at the time of building plans are submitted. (Policies HE-5.A, HE-5.B)



# THE JOURNAL OF THE AMERICAN MEDICAL ASSOCIATION

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It is the policy of the Association to publish the results of original researches in medicine and surgery in its journals, and to publish the results of original researches in the other branches of medicine and surgery in its journals.

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Specific Program Required: The Building Department will continue to be responsible for implementing the state's energy conservation standards. This includes checking of building plans and other written documentation showing compliance and the inspection of construction to ensure that the dwelling units are constructed according to those plans.

Responsible Agency: Building Department.

Funding Source: City General Fund.

Implementation Schedule: Ongoing.

Expected Results: The checking of all building plans for compliance with state energy conservation requirements. The increase in energy efficiency will save energy and natural resources and is intended to result in lower homeowner and renter costs for energy.

*Program HE-5.B: Energy Conservation and Assistance Programs*

Objective: The City will continue to promote energy conservation and assistance programs, both public and private, specifically targeted to lower income households. (*Policy HE-5.C*)

Specific Program Required: The City will continue to promote the use of public programs such as the weatherization program administered by the Glenn County Human Resources Agency, and private programs such as CARE and REACH. This shall be accomplished through the provision of informational brochures that shall be made available at City Hall, the public library and other public places as appropriate. The City shall contact PG&E for the provision of brochures related to its programs. The

City shall also accommodate the need for weatherization services through its existing housing rehabilitation program.

Responsible Agency: City Manager.

Funding Source: City General Fund to apply for grants, private and grant funding.

Implementation Schedule: Ongoing.

Expected Results: The utilization of energy conservation and assistance programs that will enable lower income households to remain in their housing and will improve energy efficiency of lower income housing units.

*Program HE-5.C: Glenn County Energy Element*

Objective: Incorporate energy conservation programs of the Glenn County Energy Element relevant to residential buildings into the City's Zoning Ordinance. (*Policies HE-5.A, HE-5.B*)

Specific Program Required: The City shall review the programs and standards of the Glenn County Energy Element regarding residential buildings, and consider incorporating applicable programs into the City Zoning Ordinance. Programs may include, but are not limited to, the following (*County Energy Element program/standard in parentheses*):

- Develop guidelines for energy efficient residential construction. (*Program 3.4.1*)
- Require energy retrofits at time of major renovation. (*Program 3.4.2*)
- Report on availability of rehabilitation loans for retrofits. (*Program 3.4.4*)





- Obtain CDBG loans to support energy efficient rehabilitation.  
(Program 3.4.5)

This review can be part of a larger review of County Energy Element for programs and standards that could be incorporate by the City for other energy conservation issues, such as commercial and industrial buildings, public facilities and energy facilities.

Responsible Departments/ Agencies:

Planning Department, Building  
Department, City Council.

Funding Source: General Fund.

Implementation Schedule: 2005.

Expected Results: The incorporation of energy conservation programs and standards that would save energy and natural resources.





## QUANTIFIED OBJECTIVES SUMMARY

Table HE-50 summarizes the number of housing units that would be constructed, rehabilitated and conserved during the Housing Element planning period. Based upon the objectives outlined above and past monitoring reports, the City would be able to provide for the construction, rehabilitation or conservation of approximately 444 units

between 2003 and 2008. The proposed 380 units of new construction is less than the 1,144 units that potentially could be built on existing vacant land within the City. The total does not include the number of housing units that would be potentially available as a result of Program HE-2.B, as the program specifically addresses land designation rather than actual construction.

TABLE HE-50  
QUANTIFIED OBJECTIVES SUMMARY (2003-2008)

| Income Group   | Rehabilitation | Preservation | New Construction | TOTAL |
|----------------|----------------|--------------|------------------|-------|
| Very-low       | 10             | 22           | 35               | 67    |
| Low            | 10             | 22           | 70               | 102   |
| Moderate       | 0              | 0            | 75               | 75    |
| Above-Moderate | 0              | 0            | 200              | 200   |
| TOTAL          | 20             | 44           | 380              | 444   |





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Introduction

The purpose of this document is to provide a comprehensive overview of the project and its objectives. It is intended for use by all project team members and stakeholders.

The document is organized into several sections, each covering a specific aspect of the project.

The first section, "Project Overview," provides a high-level summary of the project's goals and scope.

The second section, "Project Objectives," outlines the specific goals and outcomes that the project aims to achieve.

The third section, "Project Scope," defines the boundaries of the project and identifies the key deliverables.

The fourth section, "Project Organization," describes the roles and responsibilities of the project team members.

The fifth section, "Project Schedule," provides a detailed timeline of the project activities and milestones.

The sixth section, "Project Budget," outlines the financial resources required for the project and the expected costs.

The seventh section, "Project Risks," identifies the potential risks and challenges that may impact the project's success.

The eighth section, "Project Communication," describes the communication plan and the methods for reporting project progress.

## APPENDIX A

### Entities Interested in Participating in California's First Right of Refusal Program Pursuant to Government Code Section 658363.11

| Organization                                                             | Address                                                     | Phone Number   | FAX Number     | Contact Person                |
|--------------------------------------------------------------------------|-------------------------------------------------------------|----------------|----------------|-------------------------------|
| <i>Organizations Serving Glenn County</i>                                |                                                             |                |                |                               |
| Christian Church Homes of Northern California, Inc.                      | 303 Hegenberger Road, Ste. 201<br>Oakland, CA 94621         | (510) 632-6714 | (510) 632-6755 | William F. Pickel             |
| Community Housing Improvement Program, Inc.                              | 1001 Willow St.<br>Chico, CA 95928                          | (530) 891-6931 | (530) 891-8547 | David Ferrier                 |
| Eskaton Properties Inc.                                                  | 5105 Manzanita Ave.<br>Carmichael, CA 95608                 | (916) 334-0810 | (916) 338-1248 | Raymond Gee                   |
| Rural California Housing Corp.                                           | 3120 Freeboard Drive, Ste. 202<br>West Sacramento, CA 95691 | (916) 414-4400 | (916) 414-4490 | Chris Glaudel                 |
| <i>Northern California Organizations Serving All California Counties</i> |                                                             |                |                |                               |
| California Human Development Corporation                                 | 3315 Airway Drive<br>Santa Rosa, CA 95403                   | (707) 523-1155 | (707) 523-3776 | George Ortiz                  |
| A.F. Evans Development, Inc.                                             | 100 Bush Street, Ste. 925<br>San Francisco, CA 94104        | (415) 591-2210 | (415) 393-5251 | Jack Robertson                |
| Affordable Housing Community Trust                                       | 7901 La Riviera Drive<br>Sacramento, CA 95826               | (916) 381-2001 | (916) 381-7321 | M. McClenaghan                |
| California Housing Finance Agency                                        | 1121 L Street, Room 207<br>Sacramento, CA 95814             | (916) 327-2731 |                | Jim Liska                     |
| California Housing Partnership Corporation                               | 369 Pine Street, Suite 300<br>San Francisco, CA 94104       | (415) 433-6804 | (415) 433-6805 | Matt Schwartz                 |
| Citizens Housing Corp.                                                   | 26 O'Farrell St. #506<br>San Francisco, CA 94108            | (415) 421-8605 | (415) 421-8615 | Norrie Boyd,<br>James Buckley |
| EAH, Inc.                                                                | 2169 E. Francisco Blvd., Ste. B<br>San Rafael, CA 94901     | (415) 258-1800 | (415) 453-3683 | Alvin Bonnett                 |
| Mercy Charities Housing California                                       | 1038 Howard St.<br>San Francisco, CA 94103                  | (415) 553-6379 | (415) 553-6373 | Janet Falk                    |
| National Housing Trust                                                   | P.O. Box 3458<br>Walnut Creek, CA 94598                     | (925) 945-1774 | (925) 945-7720 | Donna Kelley                  |
| Paramount Financial Group, Inc.                                          | 1655 North Main Street, Suite 220<br>Walnut Creek, CA 94596 | (800) 850-0694 | (925) 927-4793 | Scott Fricker                 |
| Petaluma Ecumenical Properties Inc.                                      | 1400 Caulfield Land<br>Petaluma, CA 94954                   | (707) 762-2336 | (707) 762-4657 | Vera R. Ciammetti             |





| Organization                      | Address                                                            | Phone Number   | FAX Number     | Contact Person    |
|-----------------------------------|--------------------------------------------------------------------|----------------|----------------|-------------------|
| SLSM, LLC                         | 651 29 <sup>th</sup> St.<br>San Francisco, CA 94101                | (415) 826-0301 | (415) 826-4122 | Stephen Matton    |
| The John Stewart Company          | 1388 Sutter St., 11 <sup>th</sup> Floor<br>San Francisco, CA 94109 | (415) 345-4400 | (916) 614-9175 | John Stewart      |
| The Trinity Housing Foundation    | 1399 Ygnacio Valley Rd. #21<br>Walnut Creek, CA 94598              | (925) 939-5421 | (925) 932-8032 | Bill Leone        |
| Union Partners Realty Group, Inc. | 24 Professional Center, Ste. 250<br>San Rafael, CA 94903           | (415) 446-1811 | (415) 383-0701 | Michael McDonnell |

Source: California Department of Housing and Community Development, August 19, 2003. HCD does not evaluate or attest to any entity's qualifications.









